

Phone 01604 629988 • Fax 01604 626247 • Email [enquiries@abbeyross.co.uk](mailto:enquiries@abbeyross.co.uk)  
• Website [www.abbeyross.co.uk](http://www.abbeyross.co.uk)

# TO LET

**68 Harbourough Road  
Kingsthorpe  
Northampton  
NN2 7SH**



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#### Location

The property is situated in the prime retail parade of Kingsthorpe, close to the intersection of Harborough Road and Welford Road and in one of Northampton's busiest and most popular suburbs. The property is situated on the western side of Harborough Road, opposite Norton Road, and with nearby and adjacent occupiers including Boots the Chemist, Nationwide, Waitrose, Asda, KFC, Subway, Greggs, Starbucks and Kingsthorpe Post Office.

#### Description

The premises comprise the ground floor and lower ground floor (with rear loading access) within this modern terrace. The sales area provides good open space with fully glazed frontage, with central door to Harborough Road.

The ground floor unit has the benefit of a suspended ceiling incorporating lighting and some air conditioning.

#### Accommodation

Briefly comprises (subject to amendment/measurements approximate):-

Internal frontage	-	22 ft 8 in
Sales Area	-	701 sq ft / 65.1 sq m
Lower Ground Floor	-	340 sq ft / 31.6 sq m
WC		
Double loading doors from rear service road		

#### Services

We understand usual services are available but these have not been checked or tested. Interested parties should satisfy themselves as to suitability.

#### Planning

The property has been used for retail sales of cards and gifts for many years, such uses falling under Class E. For changes of use or other planning enquiries please contact the local planning authority, West Northants Council (tel. 0300 330 7000).

#### Lease Terms

The property is available by way of a new lease without premium on effectively a full repairing and insuring basis for a minimum term of three years at a net initial rental of £19,000 per annum exclusive. The property will be available from early October upon vacation by Cardzone.

#### Rating Details

Shop and Premises	
Rateable Value	- £14,500

For details of small businesses rate relief, other reliefs and other rating enquiries please contact the local Rating Authority, West Northants Council (tel: 0300 330 7000).

#### Legal Costs

Each party to bear their own costs throughout.

#### Value Added Tax

It should be noted that the figures are exclusive of any VAT which the lessor may have a duty or choose to impose.

#### Energy Performance Certificate

The property has an energy rating of D 80. A full paper or electronic copy of the EPC and Recommendation Report is available free of charge upon request.

#### RICS 1<sup>st</sup> Edition of the Code for Leasing Business Premises / Money Laundering

ARPC encourage all Landlords and Lessees to consider the recommendations of this publication – applicants should enquire directly to the Agents to discuss specific terms. For further information visit [www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.htm](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.htm)

Please note that all prospective purchasers or lessees will need to be verified for anti-money laundering purposes prior to a sale or letting contract being agreed.

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#### Viewing and Further Information

Strictly by appointment only with the agents:-

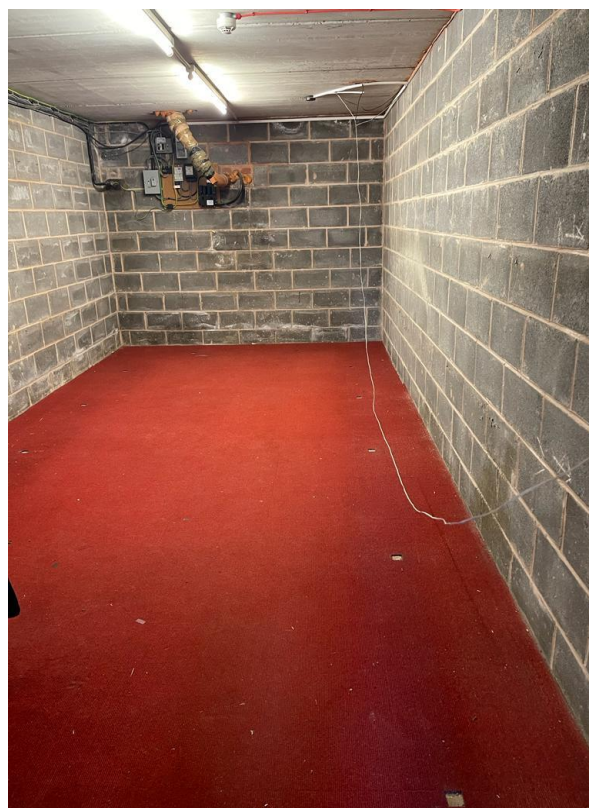
AbbeyRoss Property Consultants  
Albion House  
Victoria Promenade  
Northampton NN1 1HH

Telephone: 01604 629988  
E-mail: [brendan.bruder@gmail.com](mailto:brendan.bruder@gmail.com) or [brendan@abbeyross.co.uk](mailto:brendan@abbeyross.co.uk)  
Mobile: 07798 903977  
Contact: Brendan Bruder

#### Disclaimer

**AbbeyRoss Property Consultants (ARPC)** for themselves and for the Vendors or Lessors of the property whose agents they are gives notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely upon them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of ARPC has any authority to make or give representations or warranty whatever in relation to the property:



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### Energy performance certificate (EPC)

68 Harborough Road NORTHAMPTON NN2 7SH	Energy rating <b>B</b>	Valid until: <b>10 September 2033</b>  Certificate number: 1456-0324-0316-3035-3523
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Property type	Retail/Financial and Professional Services
Total floor area	106 square metres

#### Rules on letting this property

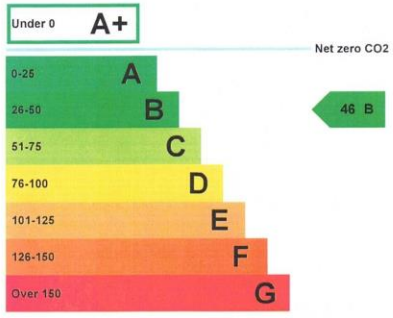
Properties can be let if they have an energy rating from A+ to E.

#### Energy rating and score

This property's current energy rating is B.

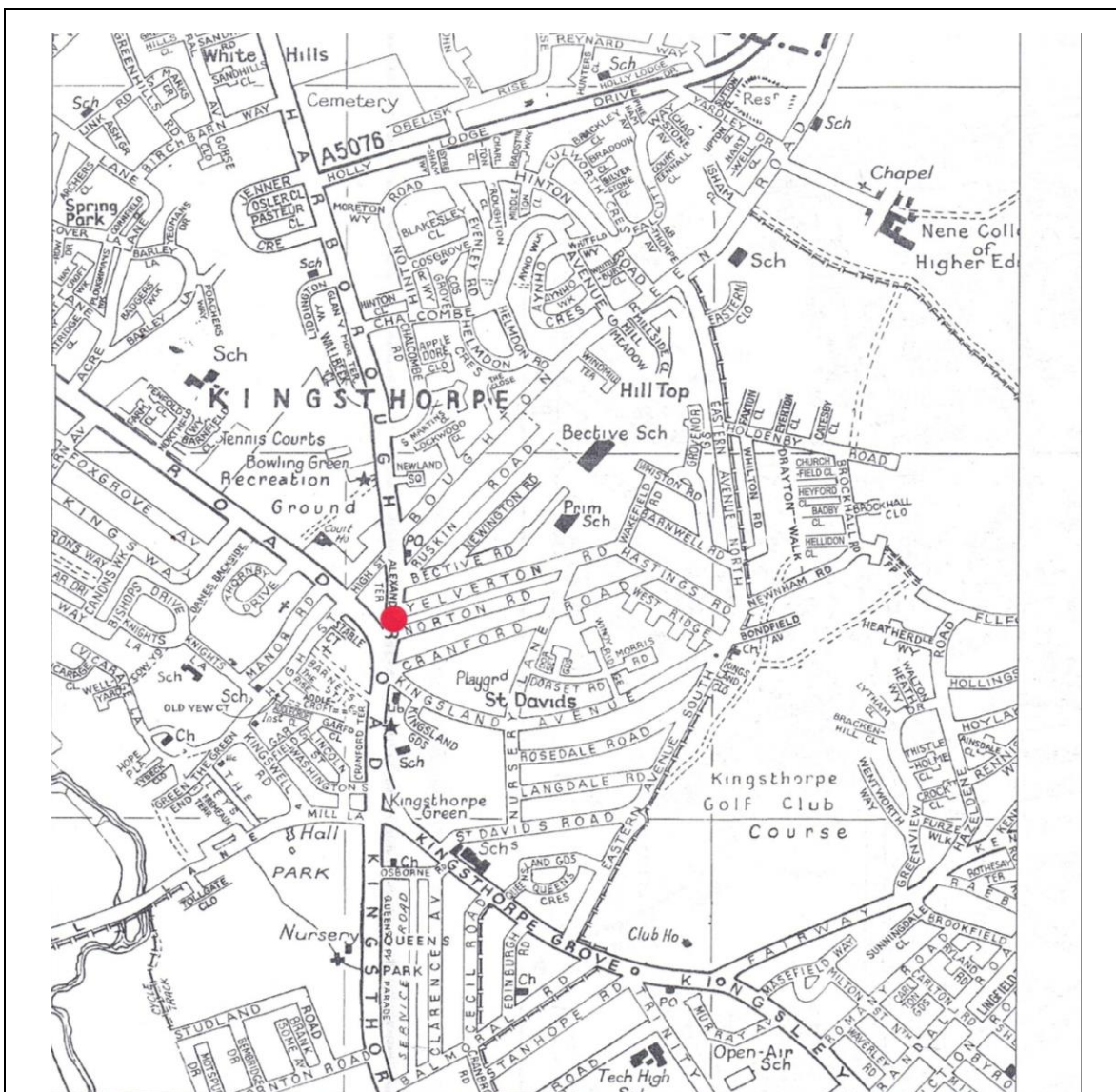
Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



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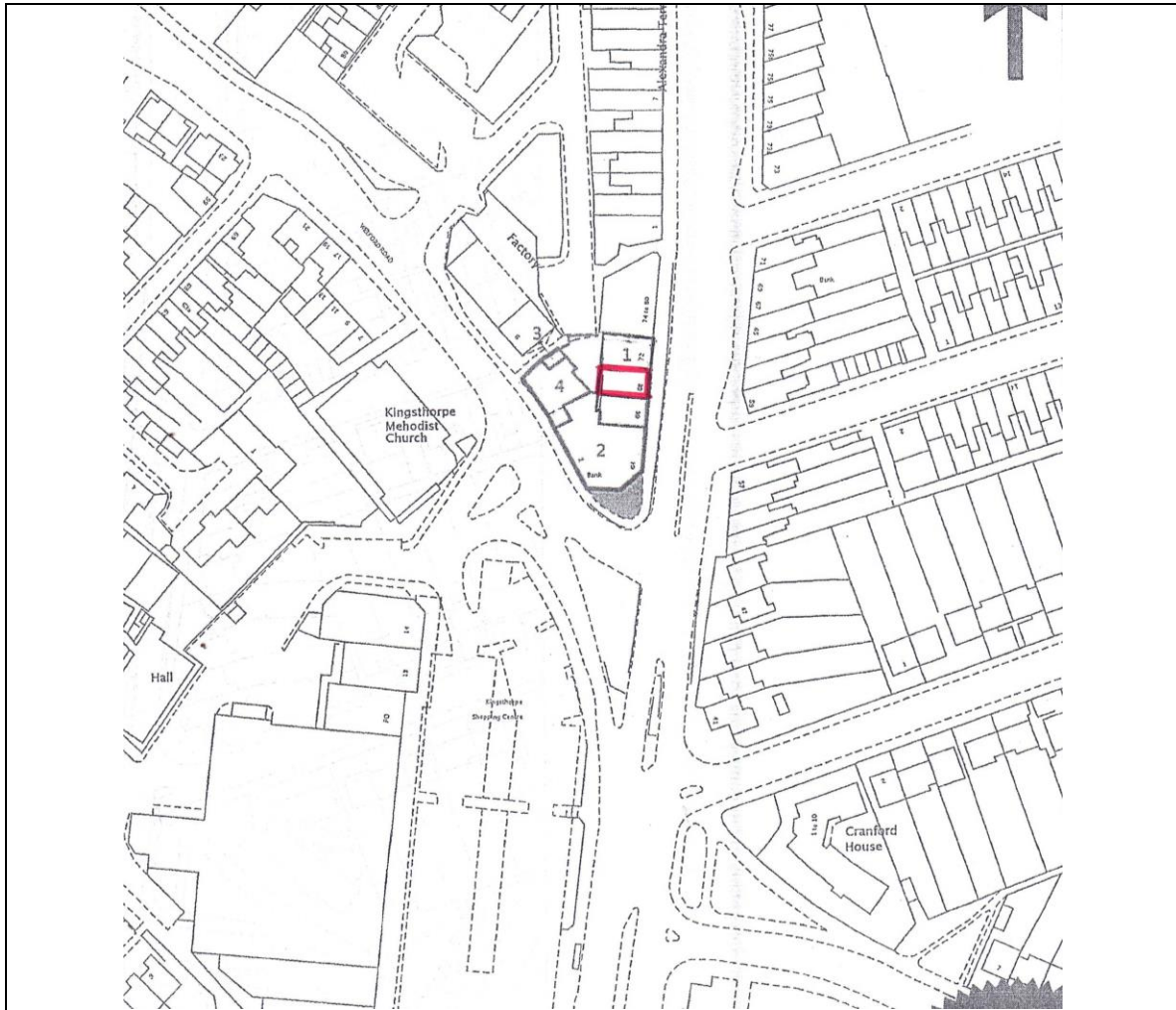


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<p><b>LOCATION PLAN</b></p> <p>68 Harborough Road Kingsthorpe Northampton NN2 7SH</p> <p><i>For identification purposes only</i></p>	Date	 <p><b>01604 629988</b></p> <p>Albion House, Victoria Promenade Northampton NN1 1HH</p>
	Scale	
	Dwg. No	
	Drawn	
	October 2023	

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<p><b>TITLE PLAN</b></p> <p>68 Harborough Road Kingsthorpe Northampton NN2 7SH</p> <p><i>For identification purposes only</i></p>	Date	 <p><b>01604 629988</b></p> <p>Albion House, Victoria Promenade Northampton NN1 1HH</p>
	Scale Not to scale	
	Dwg. No	
	Drawn October 2023	

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