

TO LET ON A NEW LEASE

39 Kingswell Street, Northampton, NN1 1PP

Shop/Showroom with offices above.

Location

This end of terrace character property is situated towards the bottom end of Kingswell Street close to its junction with Bridge Street, to the south of the town centre – which is easily accessible.

There is on-road parking in Bridge Street (Pay & Display) and St Johns car park and St Peters car park are within walking distance (both Pay & Display).

Nearby occupiers include Iceland, Argos and a variety of occupiers in Gold Street and Bridge Street.

Northampton is a strategically located regional centre with a population in excess of 190,000 and a catchment area of approximately 294,000. Lines of communication have steadily improved with Northampton now accessible to the M1 motorway via Junctions 15, 15A and 16 whilst the A14 (M1/A1 link road) lies 16 miles north-east of the town.

View map of location here: <http://www.streetmap.co.uk/map.srf?X=475353&Y=260298&A=Y&Z=115>

Description

This character property is built of brick under a slate roof and offers accommodation arranged over 3 floors.

The property is considered suitable for a variety of uses subject to any necessary consents. Previous uses have included: picture framing gallery, clothes shop, printers, offices and sandwich shop. There is a possibility of connecting to upper floors of adjoining property if more office space is required.



Services

It is understood that mains electricity and water are connected and that other services are available, but this has not been checked.

Planning

Interested parties should make their own enquiries to ensure the correct Use category is available for their intended use. Telephone 01604 837837.

Accommodation

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

Ground Floor

Showroom 14' x 12'6" (175 sq ft / 16.26 m²)
Tiled floor, high and low level storage cupboards.
Stairs to first floor.

First Floor

Open plan room 16'10" x 12'2" (204 sq ft / 19 m²)

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Stairs to second floor.

Second Floor

Open plan room 16'10" x 11'10" (201 sq ft / 18.7 m² with WC and sink unit.

Rates

Described as "shop and premises"

Rateable Value 2010/2011 - £2,425
Rates in 2010/2011 - 41.4 p/£ or 40.7p/£ with
Small Business Relief
Rates Payable 2010/2011 - £1,003.95

Further enquiries to the Combined Rating Authority – telephone 01933 231604.

Terms

The property is offered on a new lease subject to flexible terms being agreed. The initial net rent is £6,500 per annum exclusive.

Costs

Each party to be responsible for their own legal costs.

Value Added Tax

VAT may be payable on the purchase price and/or on the rent and/or on other charges. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position and, if necessary, taking professional advice.

A Code of Practice for Commercial Leases

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.leasingbusinesspremises.co.uk

Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
Northampton NN1 1HH

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Contact: Robin Ungemuth

Disclaimer

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