

To Let

30 St Giles Street, Northampton NN1 1JA

Town Centre Retail / A2 Premises

Location

The property is situated in the heart of Northampton town centre, on the south side of St Giles Street near the junction with Castilian Street, adjacent to the main Post Office and one of the town's primary bus set down points. This is a busy thoroughfare with high footfall volumes. Almost opposite is pedestrianised Fish Street which links directly to Abington Street and the Grosvenor Centre – Northampton's prime retail pitch.

Description

The property comprises open plan ground floor sales area/A2 office space benefiting from fully glazed display frontage and ancillary stores and toilets.



Accommodation

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

Floor Area	Sq M	Sq Ft
Ground Floor Sales	71.8	772
Ancillary Stores	17.9	192
TOTAL	89.7	964

Rates

Following the property being divided the Rateable Value is subject to reassessment.

Further enquiries should be directed to Combined Rating Authority (telephone 01933 231604)

Terms

The property is available by way of a new lease for a term to be negotiated at a net initial rental to be agreed, subject to five yearly upward only rent reviews. Further details from the Agents.

Planning

We understand the property has the benefit of A2 (financial and professional services) use which includes A1 (retail) as defined under the Town & Country Planning (Use Class) Order 1987 as amended. Interested parties should verify direct with the Local Planning Authority that any intended use is appropriate to the permitted Planning Consent.

Costs

The ingoing tenant to be responsible for the Landlord's reasonable 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.

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk

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.commercialleasecodeew.co.uk

Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
Northampton NN1 1HH

Telephone: 01604 629988
Fax: 01604 626247
E-mail: ru@abbeyrossgb.com
Contact: Mr Robin Ungemuth

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:

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk