

To Let

8 St Giles Street, Northampton NN1 1JA

Town Centre Retail Premises

Location

The property is situated in the heart of Northampton town centre, on the south side of St Giles Street, which is a popular and busy thoroughfare. The location benefits from on street car parking and also being one of the town's primary bus set down points. Nearby occupiers include the main Post Office, Ask Restaurant, Pizza Express, Adams the Bakers and a variety of national and local shops.

Description

The property comprises ground floor sales area benefiting from fully glazed display frontage with ancillary office/storage accommodation on the first floor.



Accommodation

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

Floor Area	Sq M	Sq Ft
Ground Floor Sales	64.1	690
First Floor Storage	31.35	337
TOTAL	95.45	1,027

Rates

Rateable Value	-	£14,750
Rates Payable	-	£6,575.26 pa

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 of £15,000 pax, subject to five yearly upward only rent reviews.

Planning

We understand the property has the benefit of A1 (retail) use 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

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

Disclaimer

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