To Let On Assignment

10 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 and second floors.

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

Floor Area	
Internal Frontage	17ft 8 in
Ground Floor Sales	760 sq ft / 70.6 sq m
First Floor	235 sq ft / 21.83 sq m
Second Floor	315 sq ft / 29.26 sq m
Total	**1,310 sq ft / 29.26 sq m**

Rates

1st April 2005 Rateable Value	-	£18,250
Uniform Business Rate 2009/10	-	48.5 pence in the £
Rates Payable	-	£6,851.25 pa

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

Terms
The property is available by way of an assignment of an existing 15 year lease expiring in January 2020 at a passing rental of £25,000 per annum, subject to five yearly upward only rent reviews. Initial concessionary rent £15,000 per annum.

Planning
We understand the property has the benefit of both A1 (retail) and A2 (office) 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.

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

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

Value Added Tax
The prices and rents quoted are exclusive of any VAT that the vendor may have a duty or may choose to impose.

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: