

## PRIME REFURBISHED COMMERCIAL PREMISES

**2 ST GILES SQUARE  
NORTHAMPTON NN1 1DA**



- **Important Grade II listed premises adjacent to Guildhall**
- **Comprising ground floor 779 sq ft – overall total 2,097 sq ft**
  - **Now available to let on a flexible new lease**

### **Location**

The property is superbly located adjacent to Oliver Adams and Northampton's prestigious Guildhall opposite ASK restaurant and in the heart of Northampton's town centre. St Giles Square forms a pedestrianised link between the specialised shopping on St Giles Street and Northampton's primary retail frontages on Wood Hill/Market Square/Abington Street. Other adjacent and nearby occupiers include Pizza Express, Nando's, Connells Estate Agents and Prezzo.

### **Description**

The property comprises a mid terrace Grade II listed property of brick construction with dressed stone frontage and accommodation arranged on ground floor, basement, first floor, second floor and third floor together with a small enclosed rear yard.

The property was constructed in 1886 by the renowned architect Matthew Holding in the Flemish renaissance style with gabled red brick and stone faced frontages.

The property has been completely overhauled and extensively refurbished with completion in the summer of 2010.

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### Accommodation

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

Ground Floor – Gross Frontage	-	29 ft
Ground Floor Sales	-	779 sq ft
First Floor	-	432 sq ft
Second Floor	-	303 sq ft
Third Floor	-	266 sq ft
Basement	-	317 sq ft
<b>Total</b>	-	<b>2,097 sq ft / 195 sq m</b>

The property has the benefit of kitchen and customer and staff toilet accommodation together with a small enclosed rear yard.

### Services

We understand that all usual main services are connected although we have not checked these service connections.

### Rates

Offices and premises - £18,500

For verification or to check the current rates payable please contact the Northampton Combined Ratings Services on 01933 231604.

### Town Planning

We understand that the property has been used for many years as a banking hall or professional offices and otherwise under Use Class A2 (Financial and Professional Services). The property is situated in a Conservation Area. It is considered that the property may be suitable for conversion and change of use to Class A3 (Restaurant) although applicants and other interested parties who wish to verify this information or to enquire as to the potential changes of use or development consents should contact Northampton Borough Council (telephone 01604 837837) or West Northants Development Corporation (telephone 01604 586600).

### Terms

The property is immediately available on a new lease for a flexible or longer term with rental offers sought. There is currently no VAT-election and accordingly VAT is not currently chargeable in addition to the rentals.

This is a major opportunity to secure prestigious Northampton central commercial premises and an early viewing is advised.

### 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](http://www.commercialleasecodeew.co.uk)

### Viewing and Further Information

Strictly by appointment only with the agents:-

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Albion House  
Victoria Promenade  
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### 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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