

Busy Main Road Retail Premises Including Storage/Workshop with A1/A2 and A3 (Restaurant) Use

To Let

217 Wellingborough Road, Northampton NN1 4EF

Location

The property is located on the north side of Wellingborough Road which forms an established and popular retail location benefiting from substantial passing traffic and the surrounding densely populated area. On-street parking is available along Wellingborough Road and side streets. There is a Pay & Display car park in Melbourn Street opposite and a new Sainsburys Local recently opened nearby.

Description

The property comprises the ground floor of an end of terrace building of brick construction under a pitched tiled roof, with rendered front and side elevations. The single storey rear workshop/store is of brick construction under a flat roof. The sales area at ground floor has been refurbished to provide an open plan sales area and links directly with the rear workshop/store which benefits from access off a rear service road. Basement storage is available below the front sales area.



Accommodation

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

Internal frontage	-	12'4" / 3.78m
Maximum internal width	-	16'8" / 5.12m
Maximum internal depth	-	49'3" / 15m
Sales Area	-	608 ft ² / 56.5 m ²
Workshop/Store	-	418 ft ² / 38.83 m ²
Rear access road to workshop/store	-	
Kitchen	-	80 ft ² / 7.43 m ²
Total Net Usable Ground Floor Area	-	1,106 ft² / 102.75 m²
Basement	-	282 ft ² / 26.2 m ²

Services

We understand mains water and electricity are connected to the property, with drainage into the main drainage system. No tests have been carried out. Interested parties should make their own enquiries.

Planning

We understand the property has A1 (Retail) Use. Planning permission was granted in April 2010 (Reference N/2010/88) for use as a restaurant – A3 Use.

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

Rates

217 Wellingborough Road – Shop and Premises

Draft Rateable Value April 2010 - £5,800

Rates Payable 2010/2011 - £2,401.20

This may be subject to small business rate relief which may reduce Rates Payable to £2,360.60 per annum. Interested parties should verify this information for themselves with the combined Rating Authority (01933 231604).

Terms

The property is available by way of a new, effectively full repairing and insuring lease for a term to be agreed at an initial rent of £13,750 per annum exclusive.

Costs

The incoming tenant to be responsible for the landlord's proper 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

Telephone: 01604 629988

Fax: 01604 626247

E-mail: ru@abbeyrossgb.com

Contact: Robin Ungemuth

Disclaimer

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