

To Let

Town Centre Retail Unit

Unit 6 The Ridings, St Giles Street, NN1 1EZ

Location

The Ridings Arcade is an extension of an existing arcade between Hennies and Morritz (H&M) and the former Co-op store on Abington Street through to St Giles Street, connecting the prime retail area to the town's Post Office and busy commercial/retail area around St Giles Street/Deragate. View map of location here: <http://www.streetmap.co.uk/map.srf?X=475767&Y=260552&A=Y&Z=110>

The units form part of the development which is a re-design of The Ridings Arcade, an original 1938 Co-operative Store with art deco façade comprising ten retail units of varying sizes having frontages to, and access from, both St Giles Street and The Ridings.

Northampton is a strategically located regional centre with a population in excess of 190,000 and a catchment area of approximately 294,000. Lines of communication have steadily improved with Northampton now accessible to the M1 motorway via Junctions 15, 15A and 16 whilst the A14 (M1/A1 link road) lies 16 miles north-east of the town.

Description

The Ridings Arcade has undergone a total refurbishment with glazed tiles, marble and metal effects, giving a light and airy atmosphere for shoppers but at the same time returning the art deco environment for this part of the town centre to its original splendour. The subject property provides ground floor lock-up retail and accommodation.



Accommodation

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

Frontage to The Ridings Arcade - 48 ft / 14.6m approx
 Rear Store approx - 387 sq ft / 35.95m²
 with roller shutter door

Kitchen

Disabled WC

Sales Area approx - 1,669 sq ft / 155m²

Total Floor Area approx - 2,056 sq ft / 191m²

Rates

Rateable Value £19,998.00

Rates Payable £9,239 per annum

Further enquiries should be directed towards the combined information service for Northampton and Wellingborough (telephone 01933 231604)

Terms

The unit is available on a new effectively full repairing and insuring Lease for a term to be negotiated at a net initial rental of £26,000 pax, subject to 5 yearly upward only rent reviews.

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

Costs

The incoming tenant to be responsible for the landlords proper and 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.

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

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