

## To Let

### Village Centre Retail Premises opposite Co-operative Supermarket

#### 8 High Street, Long Buckby, Northants, NN6 7RD

##### Location

The property is situated on the west side of High Street amongst a variety of local retailers and opposite the main entrance to the Co-op Supermarket. View map of location here: <http://www.streetmap.co.uk/map.srf?X=463004&Y=267566&A=Y&Z=110>

Long Buckby acts as one of the principle market villages of North Northamptonshire which benefits from an Intercity train service to London Euston and Birmingham New Street. The village, which has a current population of circa 4,300, offers a full range of retailers to include the Co-op supermarket along with primary schools, library and health clinic.

##### Description

The property comprises the ground floor accommodation within a two storey building which benefits from a recessed frontage to the High Street and rear access onto Market Place. The accommodation is arranged as two sales areas with storage facilities to the rear.



##### Accommodation

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

Sales Area 1	-	398 sq ft
Sales Area 2	-	267 sq ft
Rear Stores	-	181 sq ft
<b>Total net usable floor area</b>	-	<b>846 sq ft</b>

##### Services

We understand the property benefits from all mains services.

##### Planning

We understand the property was last used as a pet shop which falls within Class A1 (Retail) of the Town & Country Planning (Use Classes) Order Review 2005. However, we would recommend that interested parties should verify direct with the local planning authority that any proposed use has appropriate planning consent. Daventry District Council: 01327 871100.

##### Rates

We understand from the local rating authority that the property has the following rating assessment:-

Rateable Value	-	£5,800.00
Uniform Business Rate	-	44.6 pence in the £
Rates Payable	-	£2,586.80 p.a.

##### Terms

The property is available on a new lease for a term to be agreed at a net initial rental of £8,750 per annum exclusive, payable quarterly in advance.

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#### Costs

Each party will be responsible for their own respective legal costs incurred for the granting of a new lease.

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

#### Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants  
Albion House  
Victoria Promenade  
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#### Disclaimer

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