

# 2-8 Gold Street

NORTHAMPTON TOWN CENTRE. NN1 1RS

**TO LET PRIME A3 RESTAURANT**



PROPERTY CONSULTANTS  
**abbeyross**

Contact Brendan Bruder [www.abbeyross.co.uk](http://www.abbeyross.co.uk) 01604 629988



# Opposite All Saints Piazza – the premier location in **Northampton Town Centre**

Gateway to the **Theatre District**.  
Gateway to the **Cultural Quarter**.

## OVERVIEW

- Prime A3 Bar and Restaurant
- 1,993 ft<sup>2</sup> - 8343 ft<sup>2</sup> sales/dining plus ancillary, staff toilets, kitchen and cellars
- Town Centre Location
- Very attractive building – opposite All Saints Piazza, Grade 2 listed
- Managers flat also available separately
- Fully licenced until 3.30am
- Includes basement, kitchens, customer and staff toilets and ancillary
- External seating areas
- Available for immediate occupation



Artist impression of potential usage.

## DESCRIPTION

The property comprises 2-8 Gold Street with the option to add 10 Gold Street, which were both formerly Groove Nightclub. This is a Grade II listed property providing ground floor restaurant/bar, accommodation with basement kitchens, staffs areas, customer and staff toilets and storage. 10 Gold Street, which could be acquired by separate negotiation, comprising a ground floor restaurant/bar with basement kitchen, staff areas and toilets. Along with first floor staff living accommodation (10 Gold Street) and ancillary space on the second and third floors.

Both properties have been combined by the previous occupiers, Yellowhammer Bars/Groove. Both units have independent loading access from College Street, the units have been extensively fitted out by the previous occupants but we make no warranty in terms of ownership of fixtures and fittings nor with regard to services and service connections.

## ACCOMMODATION

### 2-8 Gold Street, Northampton

Ground Floor (including forecourt seating area):	6,350 ft <sup>2</sup>	(589.9 m <sup>2</sup> )
Basement:	4,100 ft <sup>2</sup>	(380.9 m <sup>2</sup> )
<b>Total:</b>	<b>10,450 ft<sup>2</sup></b>	<b>(970.8 m<sup>2</sup>)</b>

### 10 Gold Street, Northampton

Ground Floor (including forecourt seating area):	1,993 ft <sup>2</sup>	(185.2 m <sup>2</sup> )
Basement:	1,235 ft <sup>2</sup>	(114.7 m <sup>2</sup> )
First Floor Residential:	884 ft <sup>2</sup>	(82.1 m <sup>2</sup> )
Second Floor:	700 ft <sup>2</sup>	(65 m <sup>2</sup> )
Third Floor:	600 ft <sup>2</sup>	(55.7 m <sup>2</sup> )
<b>Total:</b>	<b>5,412 ft<sup>2</sup></b>	<b>(502.8 m<sup>2</sup>)</b>

## LEASE TERMS

The properties are available by the way of a new lease for a term to be agreed. Rental proposals and premium offers are sought for the benefit of this valuable lease. Alternative priced lease terms can be considered by request and all prospective lessees are encouraged to consider the recommendations of the Code for Commercial Property leases. [www.commercialleaseweb.co.uk](http://www.commercialleaseweb.co.uk)

## VALUE ADDED TAX

We understand that the freeholders have waived their exemption in respect of 2-8 Gold Street whilst no waiver exists with regard to 10 Gold Street - VAT will therefore payable in respect of 2-8 Gold Street but not, we understand, in connection with 10 Gold Street.

## SERVICES

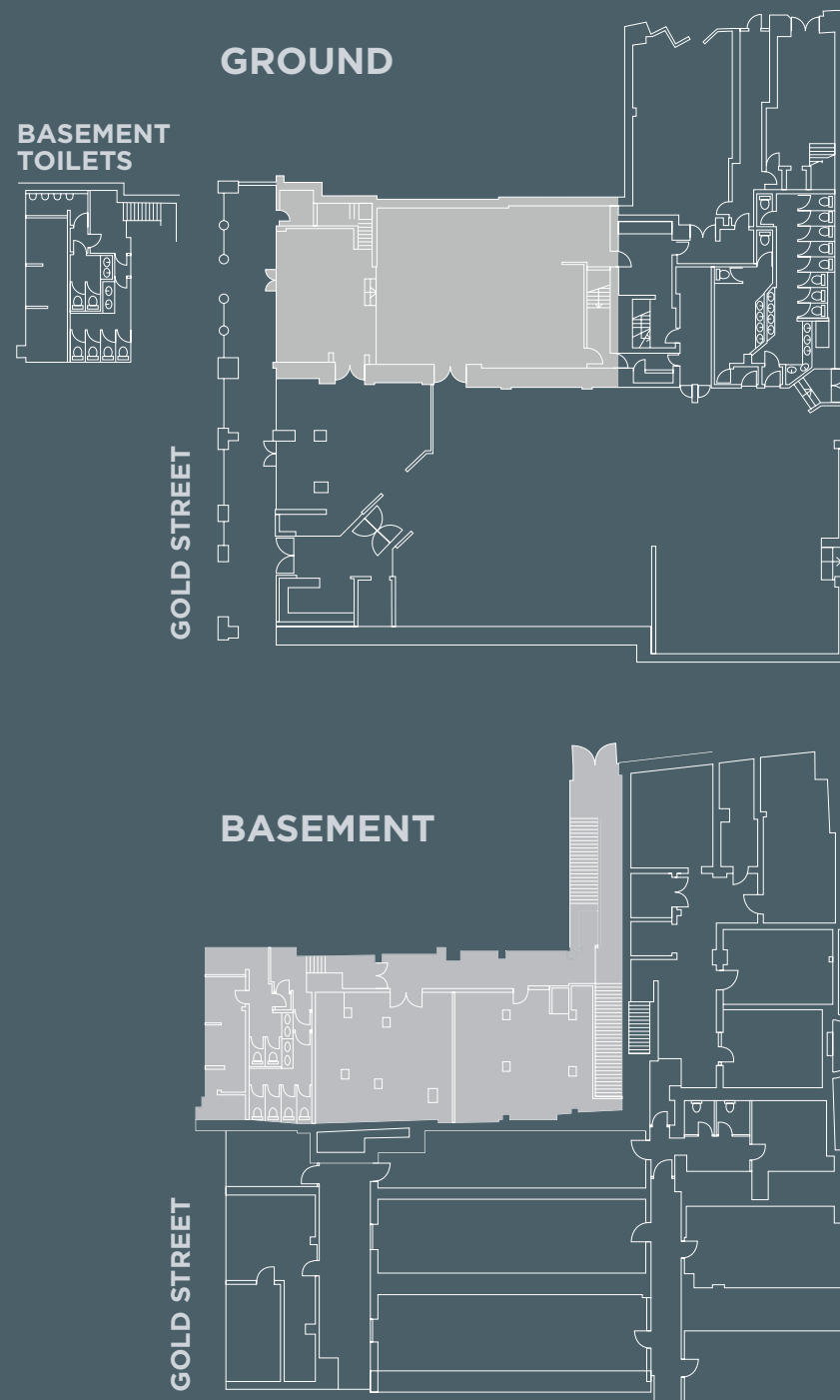
Goods lift, air conditioning, mains gas, water, electricity, sewage - not tested.

## ENERGY PERFORMANCE CERTIFICATE

A full paper or electronic copy of the EPC and Recommendation Report is available free of charge by request. A summary of the EPC is contained within these particulars. G: 153

## RATING DETAILS

Former Groove Bar/Club - £100,000. We understand that this rating assessment relates to the entire of 2-10 Gold Street, Northampton NN1 1RS. Applicants are encouraged to contact the Local Rating Authority on 01933 231604 (the Combined Rating Authority for Northampton and Wellingborough).

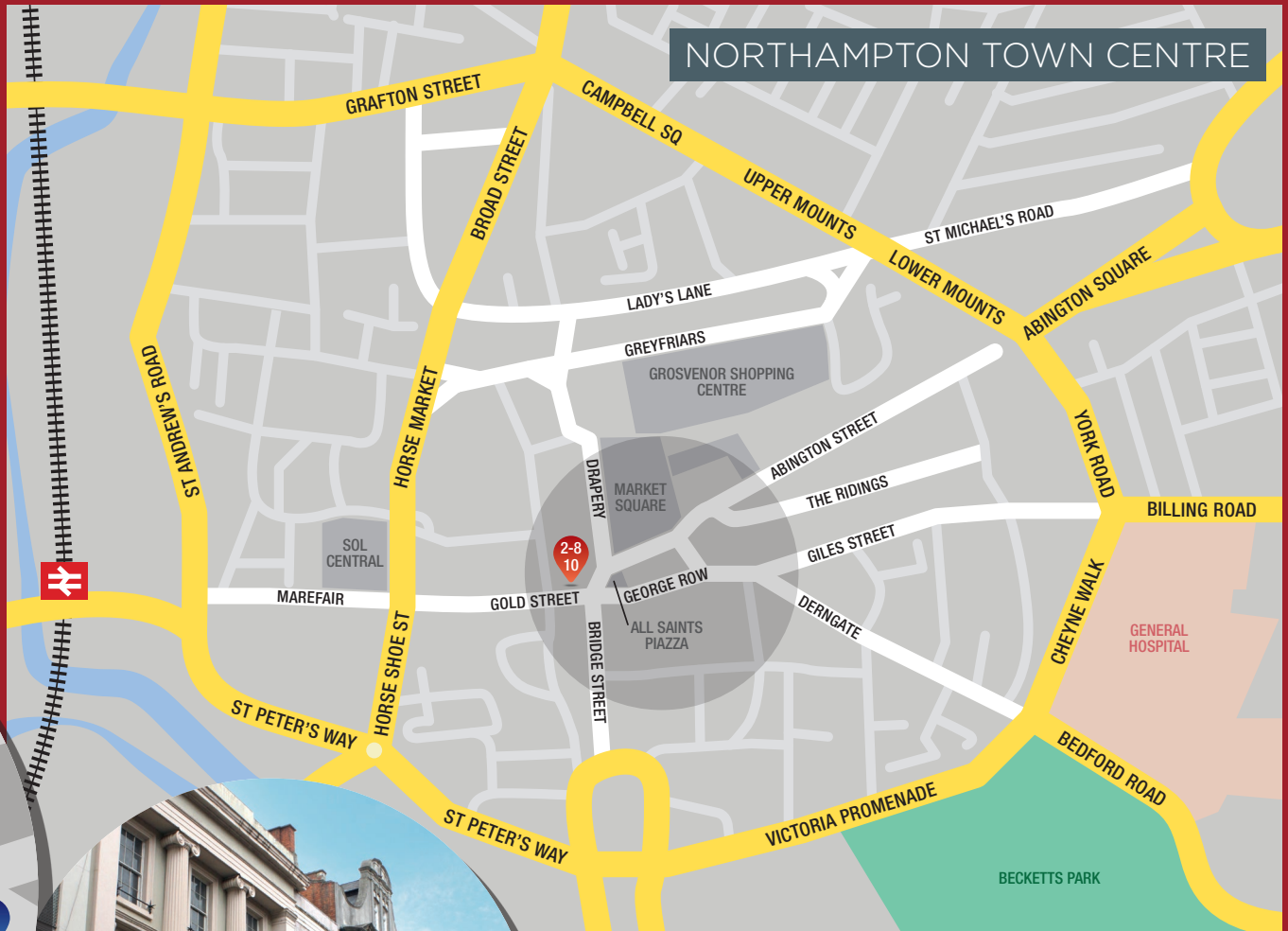


# LOCATION

The property is situated on the northern side of Gold Street, close to the junction with the Drapery and in Northampton's primary bar / restaurant / nightclub circuit. Nearby and adjacent occupiers include McDonalds, Nando's, Prezzo, Ask, Pizza Express and the Sol Central Development at the western end of Gold Street incorporating a Multiplex Cinema, Casino, Restaurant, Bars, Health and Fitness Suites and Hotel. Nearby and adjacent retails include Circus, H Samuel, Wilkinsons, Michael Jones Jeweller, Argos, Yorkshire Bank and Nationwide.



<b>KEY</b>		
To Let	Prezzo	
McDonald's	Ask	
Nando's	Pizza Express	



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