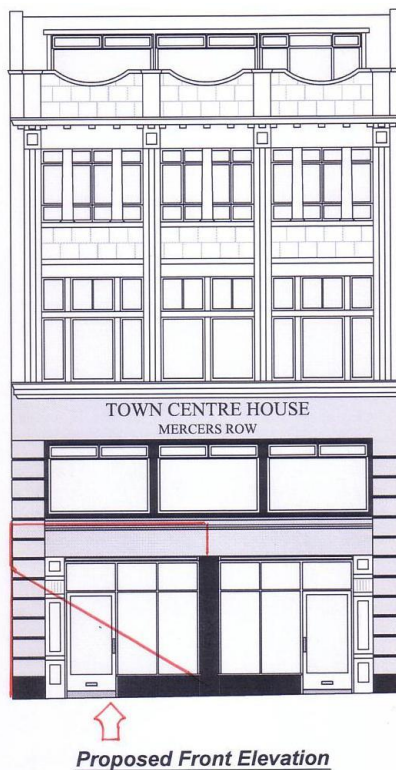


Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk
• Website www.abbeyross.co.uk

EXCITING NEW SHOP OPPORTUNITY

7a Mercers Row
Northampton
NN1 2QL



- Exciting prime Northampton lock-up shop adjacent to Toni & Guy
- Offering a unique opportunity with ground floor sales of approximately 382 ft² (35.5 m²) with A1 (Retail) Planning Consent
- Available winter 2017 on a new lease
- Rental offers in excess of £16,000 per annum – no VAT

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Location/Description

This is a newly developed shop property within Town Centre House on Mercers Row in Northampton's busy shopping centre opposite All Saints Church and in close proximity to Northampton's historical Market Square, Drapery and Abington Street. Nearby and adjacent occupiers include Toni & Guy (next door), Greggs, Nationwide, McDonalds, Debenhams, Starbucks, Moss Bros and a host of other national multiple retailers, banks, cafes and restaurants.

The new development comprises a lock-up shop forming part of the ground floor within the terraced ornate Town Centre House. The building has a primarily stone clad frontage and the subject will comprise a developer's shell finish with customer/staff toilet facilities and a new shop front with glazed entrance door insert. Please note that the elevational drawing and photograph are for identification purposes only.

Accommodation

Sales frontage - Approximately 12 ft (net – 3.5 m)
Total Ground Floor Sales - 382 ft² (35.5 m²)
Toilet with WC and wash hand basin

Services

The new shop unit will have the benefit of mains metered water and electrical connections.

Rating Details

To be assessed. Please contact the agents for further information or contact the local Rating Authority, Northampton Borough Council telephone 0300 330 7000.

Planning

The new shop unit has the benefit of Class A1 Retail consent (file reference N/2016/0218) whilst a change of use application for Class A3 (Café) or A2 (Financial Services) may be considered favourably. For all such enquiries please contact the Planning Authority, Northampton Borough Council, tel. 0300 330 7000.

Energy Performance Certificate/Recommendation Report

To be assessed following completion of works. This unit is being created as part of No. 7 Mercers Row and the existing certificate (rated E – 102) is available entirely free of charge on certificate reference no. 0980-0337-1289-9009-6096.

Terms

The property will be available upon conclusion of the developer's works on a new lease for a minimum term of 5 years with rental offers invited in excess of £16,000 per annum exclusive. There is currently no VAT election. The lease will be drawn on full repairing terms.

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 sole letting agents:-

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
Northampton NN1 1HH

Telephone: 01604 629988
Fax: 01604 626247
E-mail: brendan.bruder@virgin.net
Contact: Brendan Bruder

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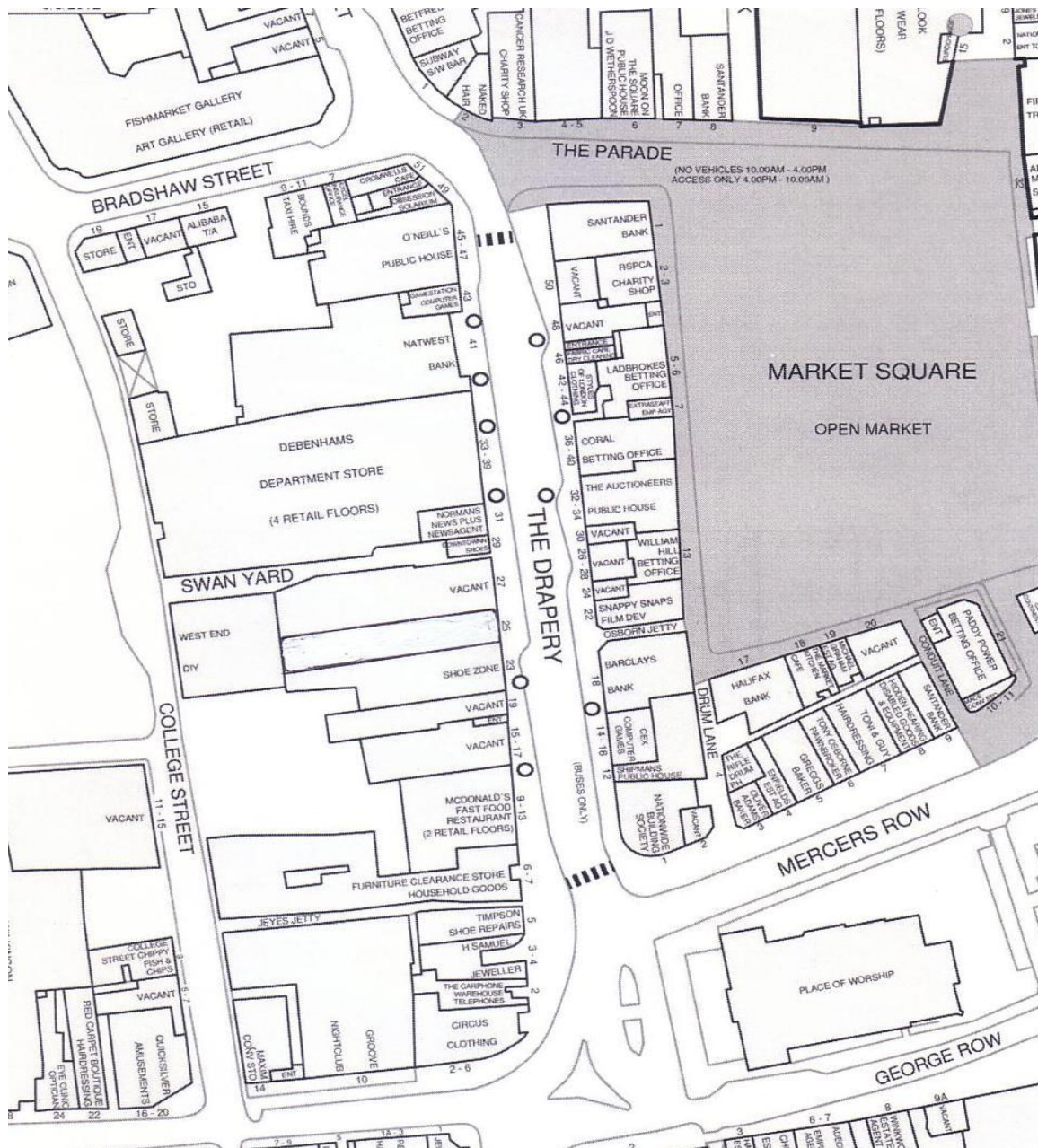
Disclaimer

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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The plan is based on the Ordnance Survey Map with the permission of the Controller of HM Stationery Office, Crown Copyright Reserved

LOCATION PLAN	For identification purposes only
7a Mercers Row	
Northampton	
NN1 2QL	Drawn October 2017

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