

Phone 01604 629988 • Fax 01604 626247 • Email [enquiries@abbeyross.co.uk](mailto:enquiries@abbeyross.co.uk)  
• Website [www.abbeyross.co.uk](http://www.abbeyross.co.uk)

## Town Centre Retail Premises

51 St Giles Street  
Northampton  
NN1 1JF

# For Sale

## Freehold



Phone 01604 629988 • Fax 01604 626247 • Email [enquiries@abbeyross.co.uk](mailto:enquiries@abbeyross.co.uk)  
• Website [www.abbeyross.co.uk](http://www.abbeyross.co.uk)

Phone 01604 629988 • Fax 01604 626247 • Email [enquiries@abbeyross.co.uk](mailto:enquiries@abbeyross.co.uk)  
 • Website [www.abbeyross.co.uk](http://www.abbeyross.co.uk)

### Location

This attractive property is situated in the heart of Northampton Town centre and Cultural Quarter, on the north side of St Giles Street which is a popular and busy retail thoroughfare. This location benefits from on-street parking and also being one of the town's primary bus set down points.

Nearby occupiers include; the town centre main Post Office, a number of restaurants, Games Workshop, Abraxas Cookshop, Bonds Jewellers, The Zip Yard and a variety of other national and local retailers.

### Description

The property comprises a three storey over basement building of brick construction under a pitched tiled roof.

The unit is arranged as open plan ground floor sales area benefiting from a full width display frontage, staffroom, WCs and rear access. The upper floors offer additional sales/ancillary accommodation. There is a basement.

The property lends itself to conversion of the upper floors and/or change of use, subject to any necessary planning, Conservation Area or building consents.

Accommodation		Sq Ft	Sq M
<u>Ground Floor</u>			
Internal frontage	-	15 ft 3 in	4.65 m
Ground floor sales	-	850 sq ft	79 m <sup>2</sup>
Ancillary approx	-	407 sq ft	37.8 m <sup>2</sup>
First floor	-	704 sq ft	65.4 m <sup>2</sup>
Second floor office	-	404 sq ft	37.5 m <sup>2</sup>
<b>Total Floor Area approx.</b>	<b>-</b>	<b>2,365 sq ft</b>	<b>220 sq m</b>

### Terms

The property is available freehold with vacant possession at offers in excess of £285,000.

### Planning

We understand the property has a long established A1 (retail) use as defined under the Town and Country Planning Use Classes Order 1987. Other uses may be suitable subject to planning consent. Interested parties should verify that any intended use is appropriate to the permitted Planning Consent.

### Rating Details

Rateable Value	-	£16,750
Uniform Business Rate 2018/2019	-	48 pence in the £.
Rates payable 2018/2019	-	£8,040

Further enquiries should be directed to the Rating Authority for Northampton (tel: 0300 330 7000).

### Legal Costs

The ingoing tenant to be responsible for the Landlord's 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.

### Energy Performance Certificate

A full paper or electronic copy of the EPC and Recommendation Report is available free of charge by request.

### 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)

Phone 01604 629988 • Fax 01604 626247 • Email [enquiries@abbeyross.co.uk](mailto:enquiries@abbeyross.co.uk)  
 • Website [www.abbeyross.co.uk](http://www.abbeyross.co.uk)

Phone 01604 629988 • Fax 01604 626247 • Email [enquiries@abbeyross.co.uk](mailto:enquiries@abbeyross.co.uk)  
• Website [www.abbeyross.co.uk](http://www.abbeyross.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](mailto: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](mailto:enquiries@abbeyross.co.uk)  
• Website [www.abbeyross.co.uk](http://www.abbeyross.co.uk)