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Preliminary Announcement

**7 Mercers Row
Northampton
NN1 2QL**



- Confidential advance availability of prominent town centre shop – currently trading as Toni & Guy
- A recently comprehensively refitted sales unit with ground floor 553 ft² (51.4 m²) and basement 850 ft² (79 m²)
- Available Christmas 2020 on a new lease without premium
- Rental offers in excess of £22,000 per annum – no VAT currently

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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 Greggs, McDonalds, Debenhams, Caffe Nero as well as Northampton's main shopping centre (Grosvenor Centre) and a host of multiple retailers, local independents, banks, cafes and restaurants.

The new development comprises a shop property with basement staff and ancillary accommodation within a terraced ornate Town Centre House. The building has a primarily stone clad frontage and the subject unit comprises a recently refitted sales/salon area on the ground floor with customer/staff toilet facilities and storage in the basement.

Accommodation

Sales frontage - Approximately 12 ft (net – 3.5m)
Total Ground Floor Sales - 553 ft² (51.4 m²)
Basement - 850 ft² (79 m²)

Including male and female toilet accommodation, staff kitchen, manager's office, product stores and ancillary accommodation.

Services

We believe that the property has the benefit of all mains water, sewerage, electrical and telecoms connections although no services have been tested.

Rating Details

Hairdressing salon and premises - £17,750

For details of reliefs, transitional relief or current year exemptions please contact the local Rating Authority for Northampton (tel: 0300 330 7000).

Planning

The property has the benefit of a Class A1 retail consent 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: 01604 410369).

Energy Performance Certificate

Rated E – 102. A copy of the EPC and Recommendation Report is available free of charge on certificate reference 0980-0337-1289-9009-6096.

Terms

The property will be available upon Toni & Guy's vacation on a new lease for a minimum term of five years with rental offers invited in excess of £22,000 per annum exclusive. There is currently no VAT election. The lease will be drawn on full repairing terms.

RICS 1st Edition of the Code for Leasing Business Premises / Anti Money Laundering Regulations

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.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.htm

Please note that all prospective purchasers or lessees will need to be verified for anti-money laundering purposes prior to a sale or letting contract being agreed.

Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
Northampton NN1 1HH

Telephone: 01604 629988
Email: brendan.bruder@virgin.net
Contact: Brendan Bruder

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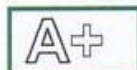
Disclaimer

AbbeyRoss Property Consultants (ARPC) for themselves and for the Vendors or Lessors of the property whose agents they are gives notice that:

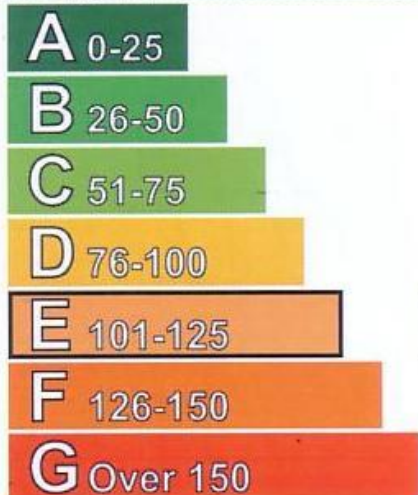
- (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are 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:

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions



◀ **102** This is how energy efficient the building is.

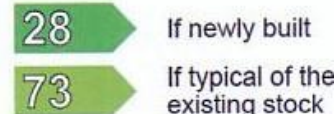
Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Mechanical Ventilation
Total useful floor area (m ²):	210
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	84.27
Primary energy use (kWh/m ² per year):	Not available

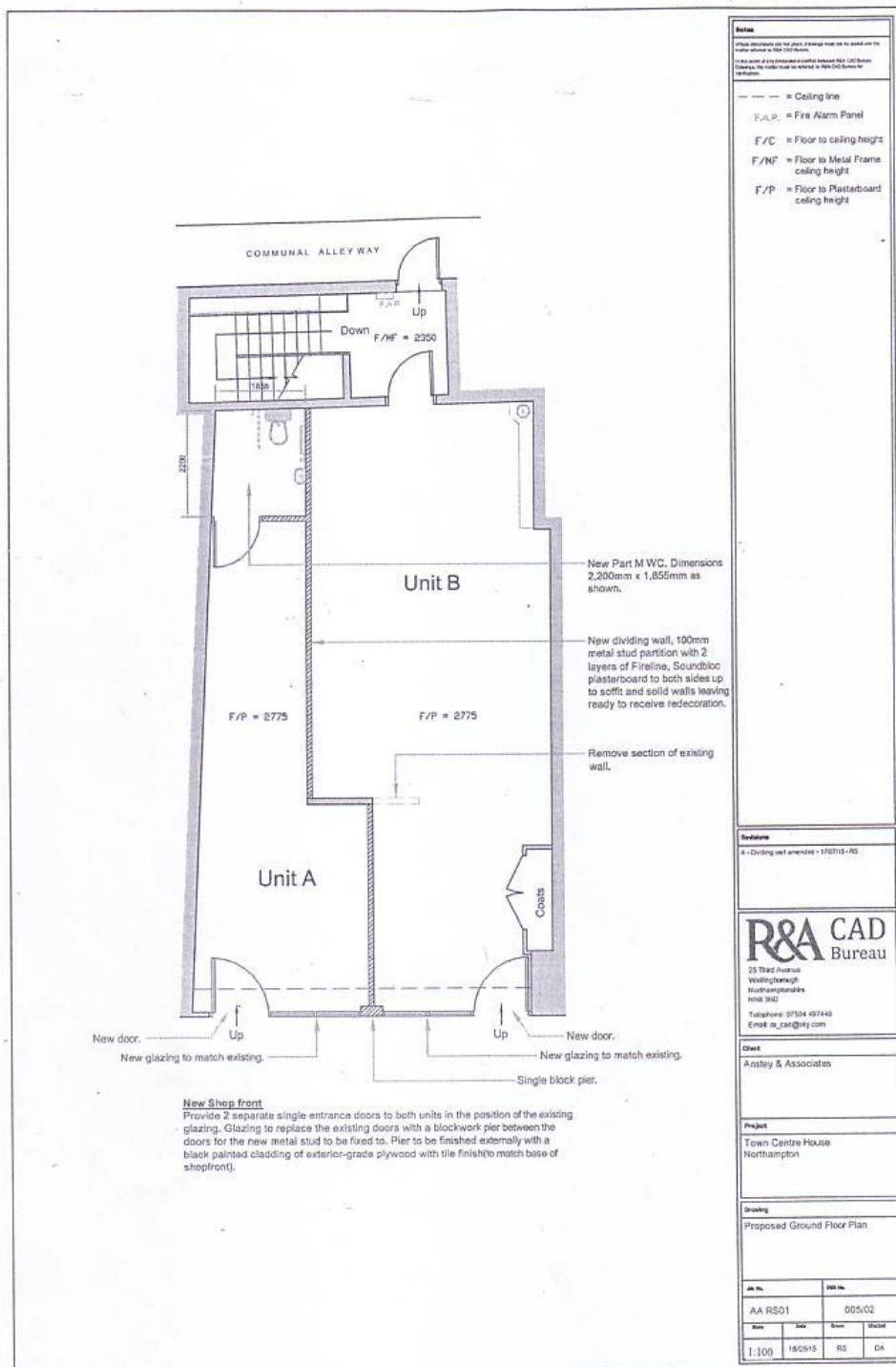
Benchmarks

Buildings similar to this one could have ratings as follows:



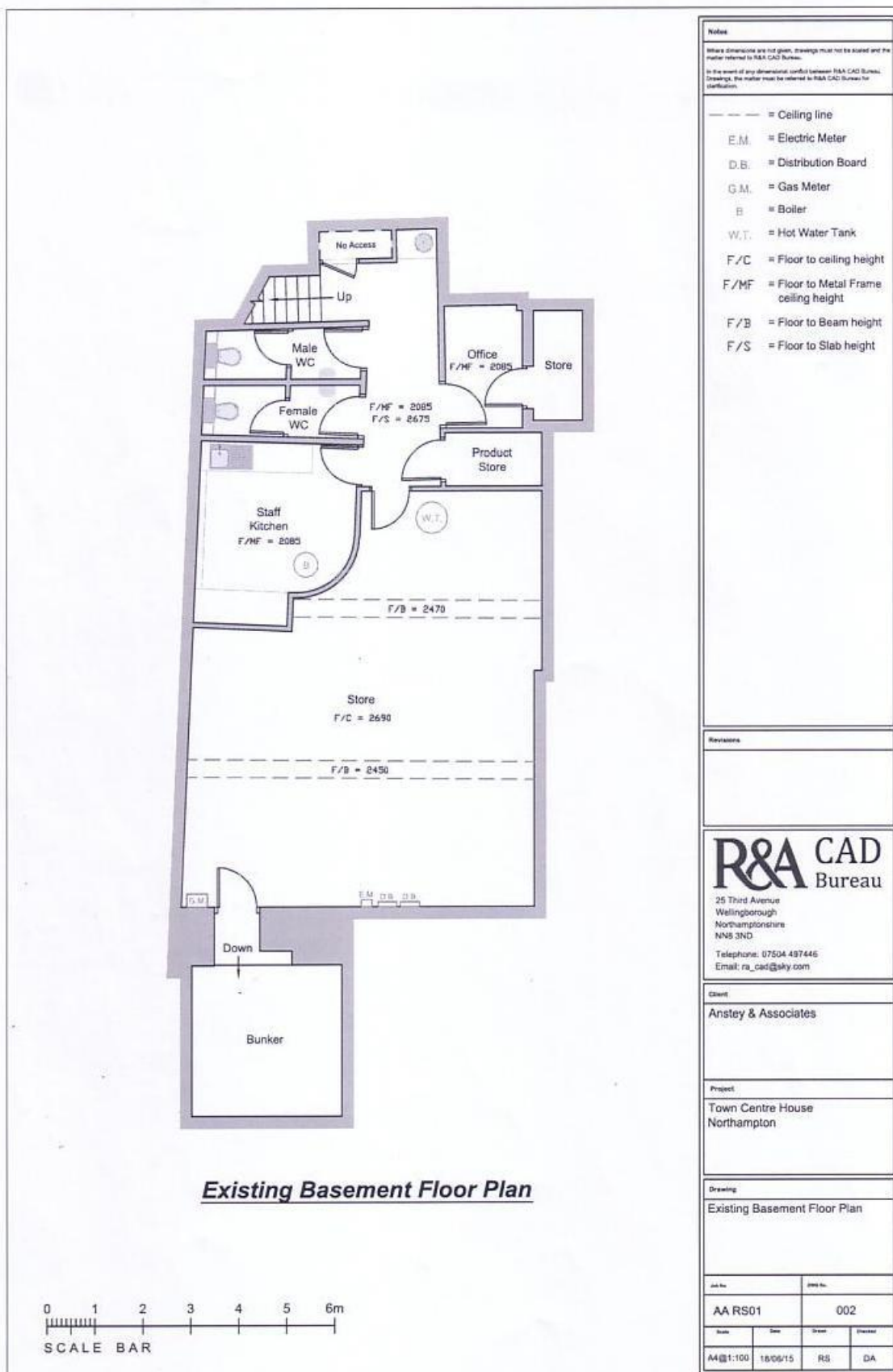
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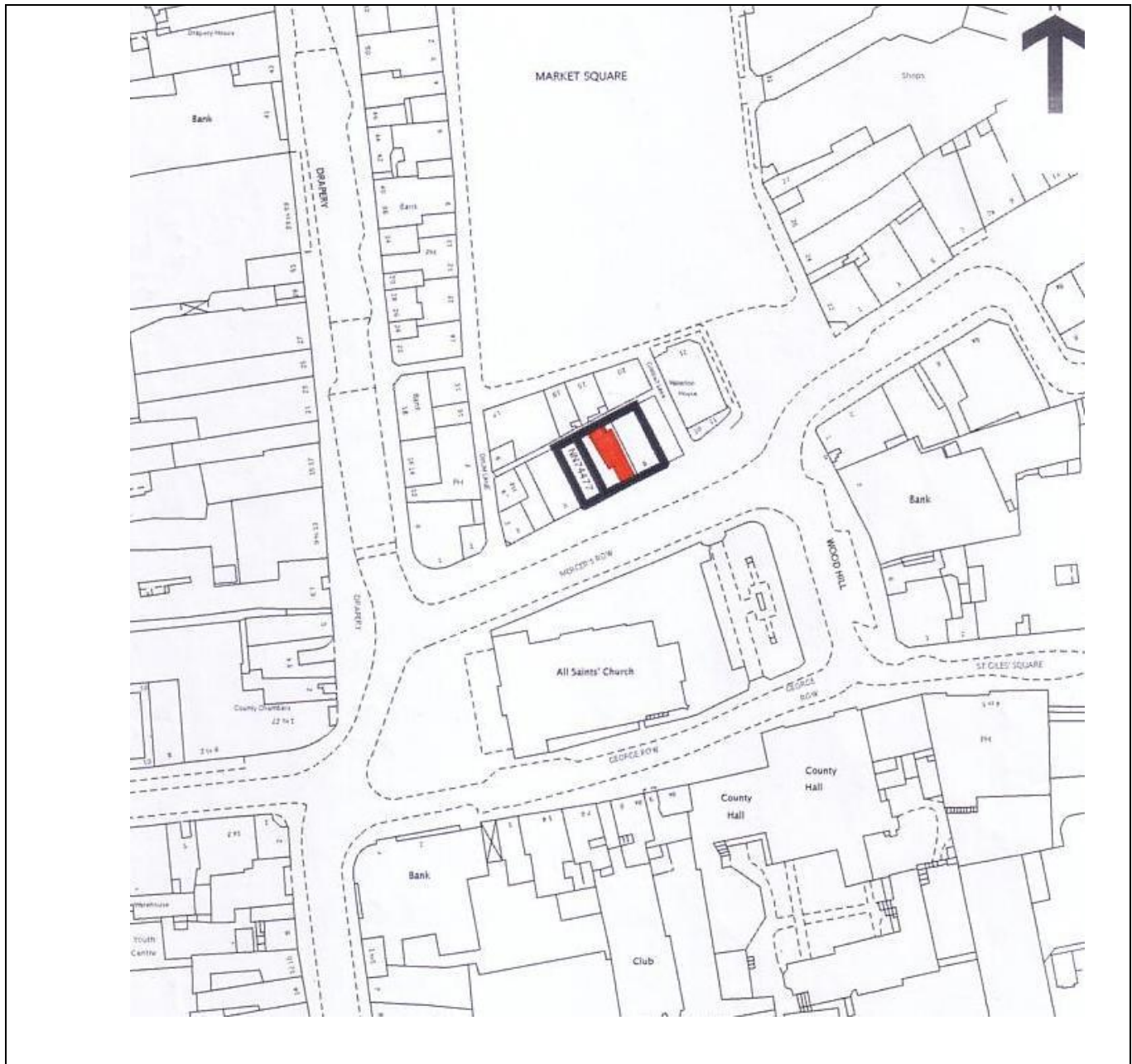


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LOCATION PLAN 7 Mercers Row Northampton NN1 2QL	Date	
	Scale not to scale	
	Dwg. No.	
	Drawn June 2020	

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