

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

Preliminary Particulars

Main Road Lock-Up Shop Premises

**22 Sheep Street
Wellingborough
Northants
NN8 1BS**



- Occupying prominent main road location within Wellingborough Town Centre
- Lock-up shop comprising 286 sq ft (27 sq m) available on a new lease
- Previous uses include retail, off-licence and café/hot food takeaway
- Available on a new lease with rental offers invited in excess of £5,000 per annum exclusive

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Location/Description

The property is situated on the west side of Sheep Street close to the junction with Doddington Road in close proximity to the Swansgate Shopping Centre, the market and Morrisons supermarket.

The property comprises a mid-terrace shop property with ground floor sales accommodation and within a stone fronted prominent Grade II listed building.

Accommodation

Internal width	–	11ft 5in
Sales area	–	240 sq ft
Ancillary	–	46 sq ft
Total	–	286 sq ft (27 sq m)

The property is a lock-up shop with plate glass display frontage to Sheep Street and incorporating shutters to the sales display window and the integral main access door. There is a small wash area at the rear of the property. There is no rear access.

Services

We understand the usual services are available although none have been checked. The applicant should make their own enquiries of the relevant utilities and other providers.

Rating Details

Shop and premises - £3,450.00

Please note this is the April 2017 rateable value and for further information please contact the combined local authority, North Northants Council on 0300 126 3000.

Town Planning

The property has been many years been used for retail sales, off-licence and previously has been occupied as a café and hot food takeaway. A copy of a 1995 planning consent relating to hot food takeaway use is attached to these particulars. Further enquiries should be made directly to the local planning authority, North Northants Council on 0300 126 3000.

Energy Performance Certificate

The property has a rating of 80D – Certificate No. 3808-4126-5444-2471-0378. A full copy of the EPC and Recommendation Report is available upon request.

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

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.

Terms

The property is available on a new lease for a minimum term of 5 years at a net initial rental of £5,000 per annum exclusive. The ingoing tenant will be responsible on a full repairing lease to the extent of the shop front, interior and half of party walls and ceiling. Lease rentals will be payable quarterly in advance by Standing Order, a rental deposit may be required and the ingoing tenant will reimburse the landlord's buildings insurance cover on an annual basis.

Costs

Each party to bear their own costs throughout.

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.

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Viewing and Further Information

Strictly by appointment only with the sole agents:-

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
Northampton NN1 1HH

Telephone: 01604 629988
E-mail: brendan.bruder@gmail.com
Contact: Brendan Bruder

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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BOROUGH COUNCIL OF WELLINGBOROUGH
 Croyland Abbey, Tithe Barn Road, Wellingborough NN8 1BJ

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant	Name and address of agent
Beamgate Limited, C/o AbbeyRoss Chartered Surveyors, 27 Billing Road, Northampton, NN1 5AT	AbbeyRoss Chartered Surveyors, 27 Billing Road, Northampton, NN1 5AT

PART I - Particulars of application

Date of application:	Application Number:
11th May 1995	WP/95/0248

Description : Use of premises for restaurant and hot food takeaway.

Location : 22 Sheep Street, Wellingborough.

PART II - Particulars of decision

The Borough Council of Wellingborough hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

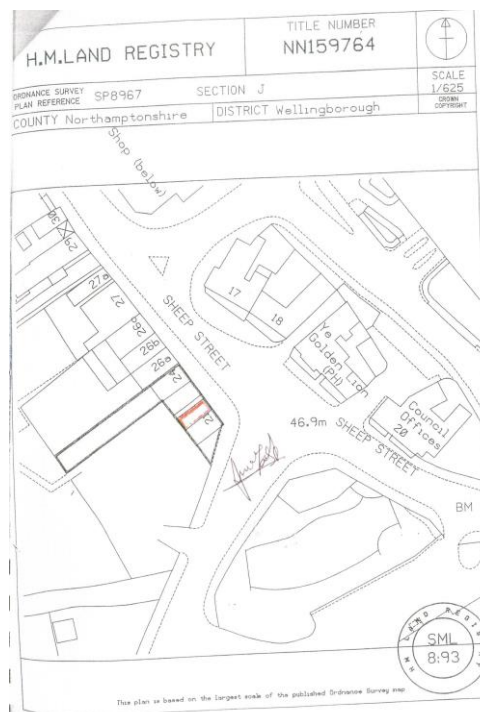
1. The development shall be begun not later than the expiration of five years beginning with the date of this permission.
2. Details of fume extraction and filtration system shall be submitted to, and approved by, the local planning authority prior to the commencement of the use hereby permitted and this use shall not begin before the approved system is installed at the premises and is fully operational.
3. The premises shall not open on Sundays and shall not open before 0800 hours or after 2000 hours on other days.

Reasons:

1. Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990.
- 2 & 3. In order to protect the amenities of occupiers of nearby properties.

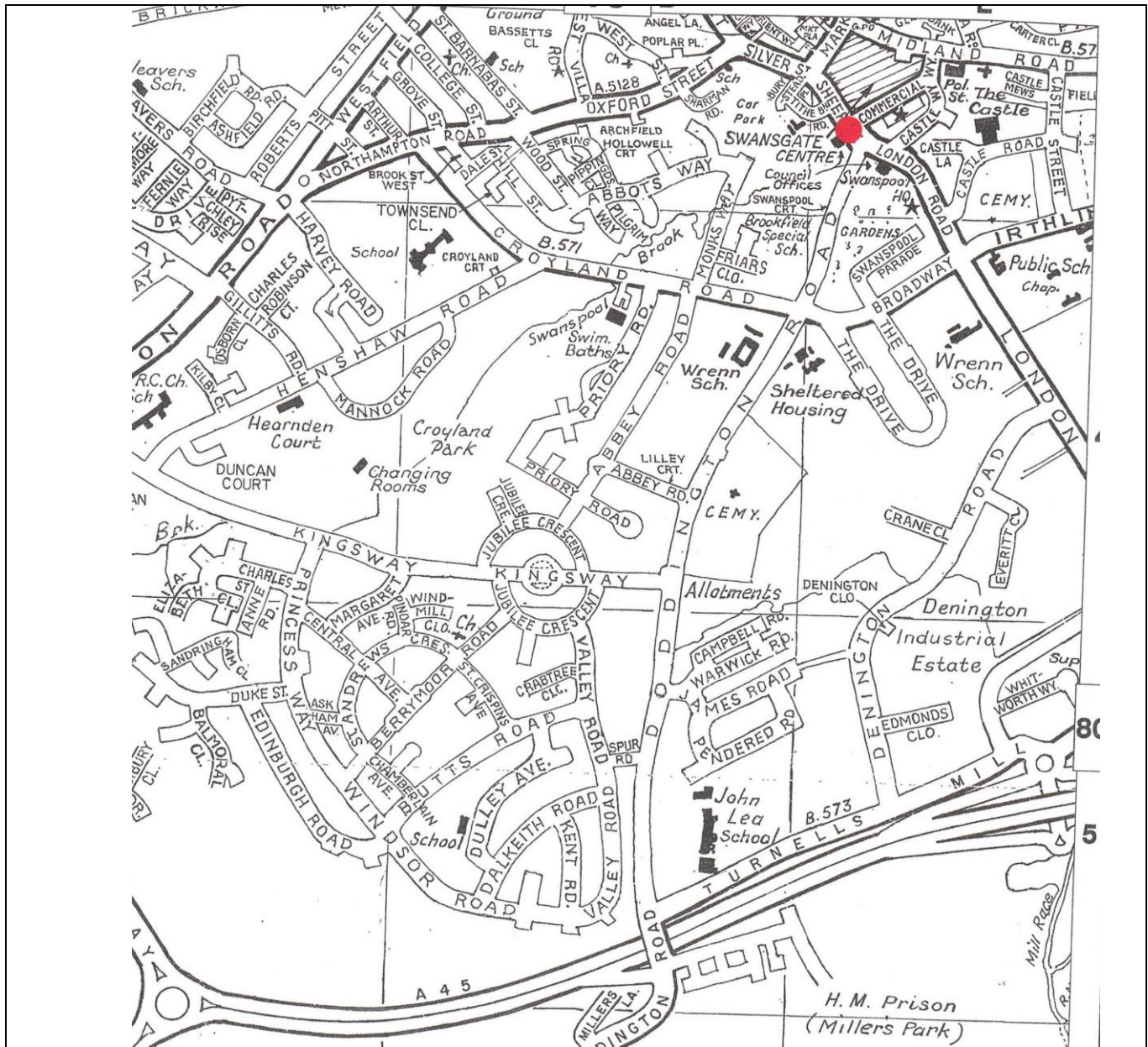
Date: 9th August 1995

Signed: 
 Borough Planning Officer



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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	Date Aug 2021	
	Scale not to scale	
	Dwg. No.	
	Drawn Aug 2021	

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