

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk
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Preliminary Details

Freehold Northampton Central Leisure Investment

FOR SALE

**25/29 Bridge Street
Northampton
NN1 1NS**

Confidentially available

- Prominent central Northampton investment property for sale
- Comprising 17,044 sq ft in period building with rear garden/former parking area
- Let to Nocturnal Behaviour Ltd (trading as NB's) with two personal guarantors
- Offers invited in the region of £750,000 plus VAT for the freehold interest subject to the existing lease

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Location/Description

The subject property is situated on the East side of Bridge Street at the junction with Angel Street in Northampton's town centre. Bridge Street is a popular estate agents, restaurant and bar location and the subject is a few yards away from the headquarters of Northamptonshire County Council/West Northants Unitary Authority.

The property comprises a substantial period building with the tenants' business comprising a bar and club operation on ground floor, basement and two upper floors. There is rear service access and access to the current beer garden – previously comprising 18 car parking spaces accessed from Angel Lane. The majority of the upper floor accommodation is not currently utilised by the occupational tenants.

Accommodation

The property currently comprises the following approximate gross internal floor areas;

Ground floor	6,858 sq ft
Basement	2,130 sq ft
1 st and 2 nd floors (accessible)	7,378 sq ft
1 st and 2 nd floors (inaccessible)	678 sq ft

Total 17,044 sq ft (1,583 sq m)

External area includes currently a beer garden – formerly used as car parking for between 18 and 20 car parking spaces, some of which were tandem.

Services

We understand that the property has all usual main service connections although none have been tested and no warranty is offered.

Value Added Tax

We understand that the property is currently elected, although advice should be obtained regarding the possibility of a Transfer Of the Going Concern (TOGC).

Rating Details

Public House and premises

RV (April 2017) - £158,000

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

Town Planning

The property has been occupied as a bar, restaurant and nightclub for over 20 years and was previously the regional headquarters for East Midlands Electricity Board. Any and all enquiries should be made to the local planning authority, Northampton Borough Council (tel 0300 330 7000).

Although the property is understood not to be Listed, it is located in the All Saints Conservation Area.

Energy Performance Certificate

Rated E – 106. A copy of the EPC and Recommendation Report is available free of charge on certificate reference 1229-9193-8345-0579-7617.

Lease Details

The property is available on a freehold sale basis subject to the occupational lease. The lease is granted for a term of 40 years from 15th December 1999 at a current rental of £115,000 per annum exclusive. The tenants have the benefit of break options at five yearly intervals with the next rent review and break option available 15th December 2021.

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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.

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
Mobile: 07798 903977

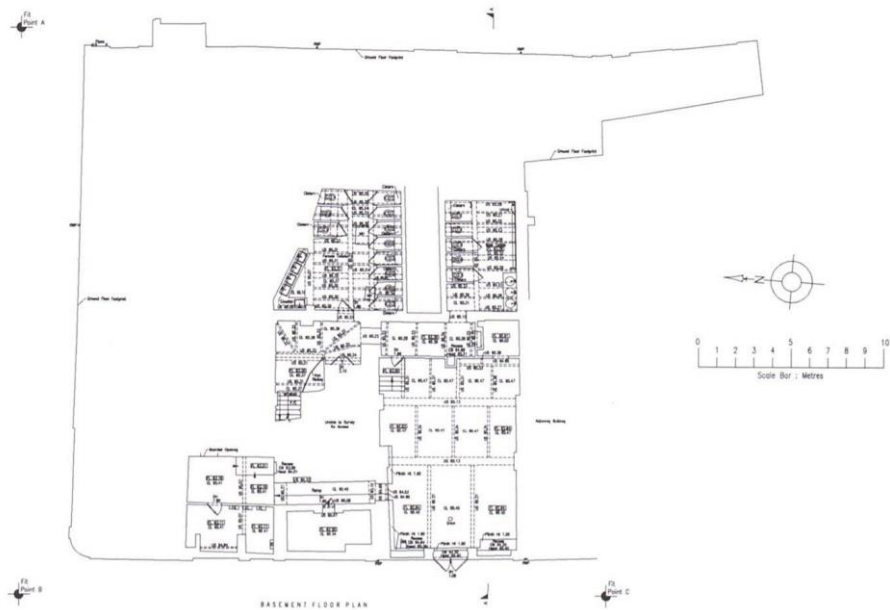
Disclaimer

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

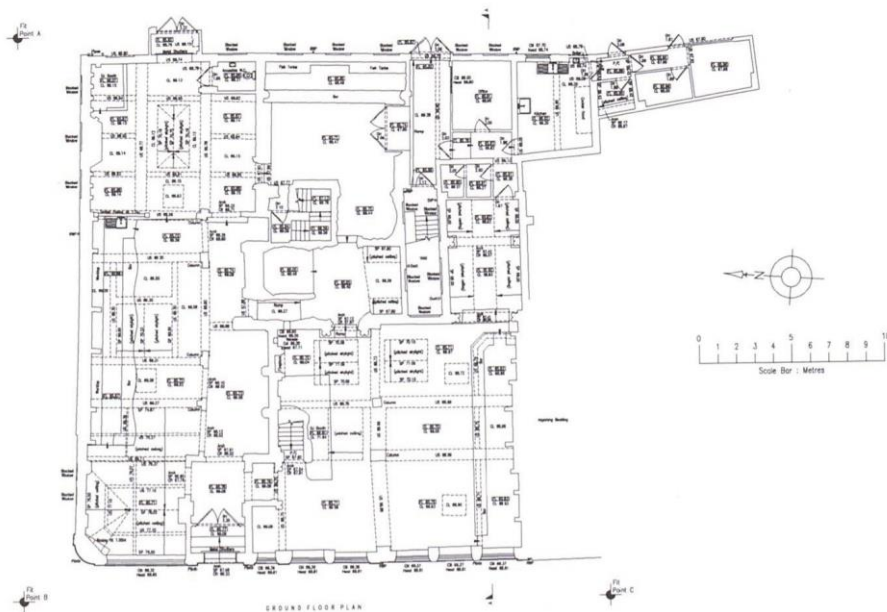
- (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are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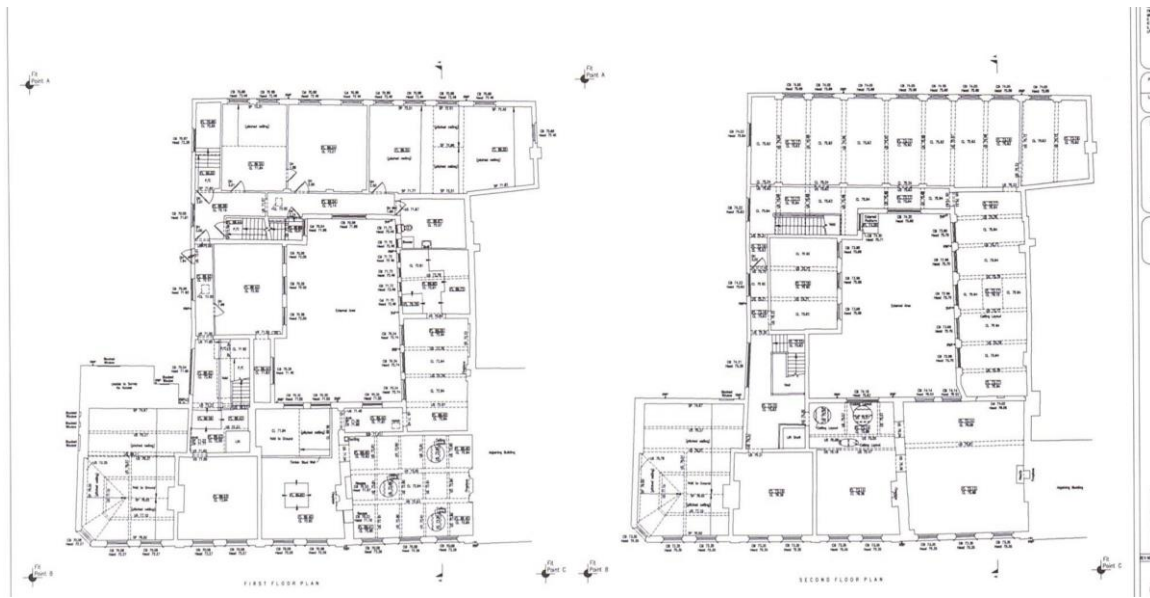
Basement Plan



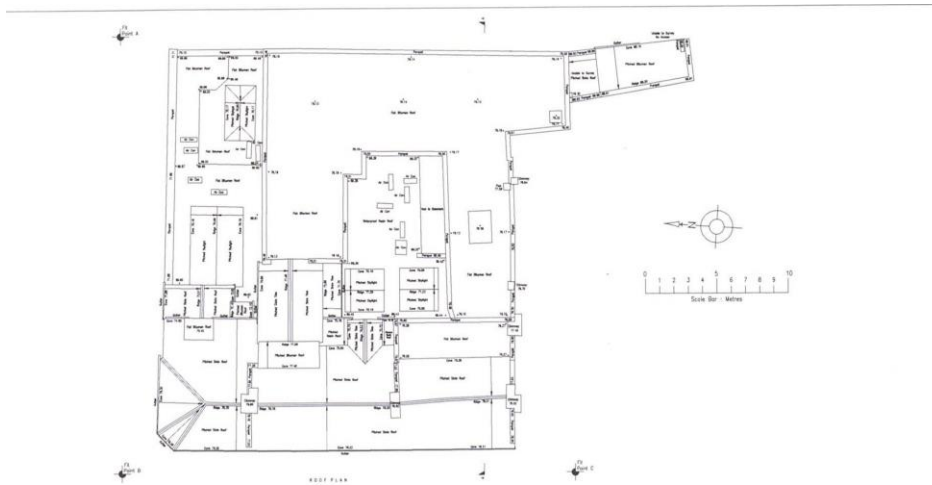
Ground Floor Plan

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First Floor Plan



Second Floor Plan

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