

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

57 St Giles Street  
Northampton  
NN1 1JF

# To Let on a new lease



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#### 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 and a variety of national and local retailers.

#### Description

The property comprises a ground floor retail unit within a three storey over basement building having a slated roof with painted rendered front elevation. A right to park one car in the rear car park will be granted.

The unit comprises open plan ground floor sales area benefiting from a large display frontage, ground floor kitchen and rear access.

Accommodation	Sq Ft	Sq M
Internal frontage	- 14 ft 7 in	4.43 m
Front sales area	- 368 sq ft	34.2 m <sup>2</sup>
Rear sales area	- 153 sq ft	14.2 m <sup>2</sup>
Store/changing rooms	- 98 sq ft	9 m <sup>2</sup>
Kitchen	- 30 sq ft	2.8 sq m
WC		
<b>Total Net Floor Area</b>	<b>- 649 sq ft</b>	<b>60.3 sq m</b>

#### Terms

The premises are available for a term to be agreed from July 2022 at a rental of £14,000 per annum exclusive.

#### Planning

We understand the property has the benefit of Class E Retail use. Interested parties should verify that any intended use is appropriate to the permitted Planning Consent.

#### Rating Details

Rateable Value	-	£9,600
Uniform Business Rate 2022/2023	-	49.9 pence in the £ (Smaller Business Multiplier)
Rates payable 2022/2023	-	£4,790.00

The property may be eligible for small business rate relief as the rateable value is less than £15,000. 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.

#### RICS 1<sup>st</sup> 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](http://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.

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#### Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants  
Albion House  
Victoria Promenade  
Northampton NN1 1HH

Telephone: 01604 629988  
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.

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