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FREEHOLD BOOT AND SHOE QUARTER

COMMERCIAL INVESTMENT FOR SALE

108 Bailiff Street
Northampton
NN1 3EA



- Popular Boot and Shoe Quarter mixed use location trading as general store with living accommodation above
- Comprising ground floor sales, storage plus unleased rear lock-up store
- Let on a commercial lease for 25 years effective 13th December 1999 at a current rental of just £9,000 per annum exclusive – vacant possession on completion of the rear lock-up store
- For sale as a whole freehold subject to the lease with vacant possession of the lock-up
- Offers invited in excess of £170,000

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Location/Description

The property is situated on the east side of Bailiff Street diagonally opposite the junction with Louise Road in the popular 'Boot and Shoe Quarter' area of Northampton's town centre.

The property comprises a mid-terrace building of brick construction under a pitched tile roof with accommodation over ground floor and basement together with staff living accommodation at first floor level. In addition to the leased space there is a small former butchery business/lock-up store at the rear of the property with separate rear access and also access via the demise area.

Accommodation

Gross frontage	15 ft 6 in
Total net sales	326 sq ft
Rear preparation/storage	132 sq ft
WC	
Basement storage/meters	123 sq ft
Total commercial leased space	581 sq ft

First floor living accommodation comprising one double bedroom, lounge, kitchen and shower room/bathroom

The property is offered for sale with vacant possession of the former butchery business/lock-up store at the rear of the building comprising 205 sq ft with a small covered yard area and storage areas.

Services

We understand the property has the benefit of all main services although no service connections or service appliances have been checked. Meter housings are mainly located in the cellar.

Rating Details

Shop and premises	
Rateable Value	£2,850

For further information or for information in relation to relief or transition arrangements please contact the local Rating Authority at West Northants Council (tel: 0300 330 7000).

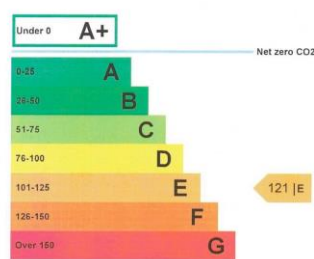
Town Planning

We understand the property is not listed, nor is it located in a Conservation Area.

Change of use consent was granted in 1996 (application reference N/1996/62) for change of use of the former butcher's shop to hot food takeaway. The property traded from approximately 1998 to 2020 as a hot food takeaway with staff living accommodation above. The tenants converted the property from a hot food takeaway to a retail general store retaining the staff accommodation. The rear butchery/storage has been disused for several years.

Please contact the local Planning Authority, West Northants Council (tel. 0300 330 7000) for further enquiries.

Energy Performance Certificate



Properties are given a rating from A+ (most efficient) to G (least efficient).

How this property compares to others

Properties similar to this one could have ratings:

If newly built 32 | B

If typical of the existing stock 95 | D

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

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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.

Lease Terms

The property is leased to Besmelah Osmanzai and Javed Ali Akbar by assignment for a term of 25 years from 13th December 1999 at a current rental of just £9,000 per annum exclusive. The lease is drawn on full repairing terms and there is a small retained rental deposit held by the managing agents.

There are no further scheduled rent reviews and the lease accordingly is scheduled to expire in December 2024.

Copies of the lease dated 13th December 1999 together with the various copy licences to assign are available from the sole selling agents by application.

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
Contact: Brendan Bruder
Email: brendan@abbeyross.co.uk or brendan.bruder@gmail.com
Mobile: 07798 903977



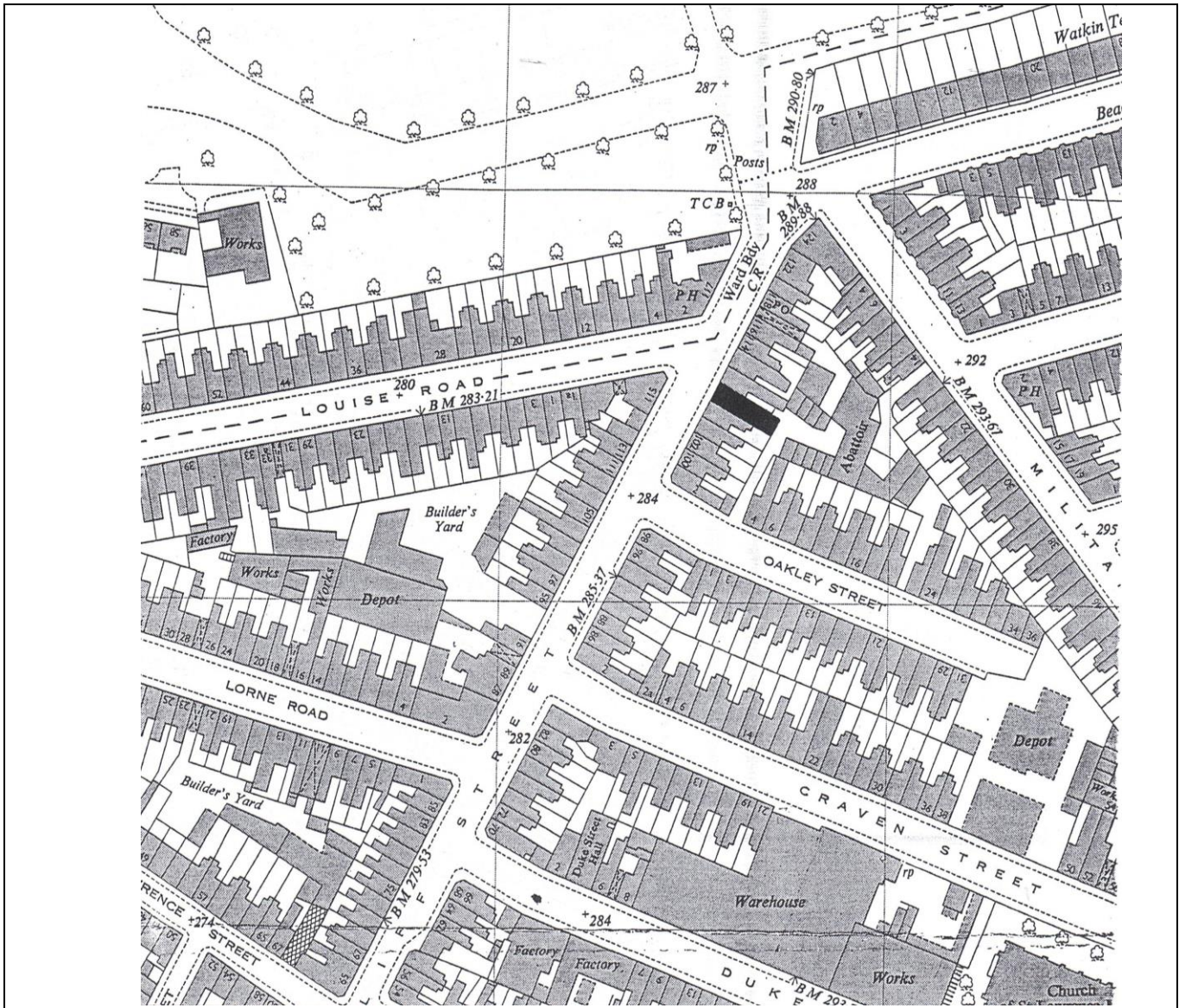
Disclaimer

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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LOCATION PLAN 108 Bailiff Street Northampton NN1 3EA	Date:
	Scale: nts
	Dwg. No.
	Drawn: May 2022



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