

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

Town Centre
Retail / Restaurant / Café / Office Premises

To Let

13 Abington Square
Northampton NN1 4AE



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

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

Location

The property is situated on the north side of Abington Square approximately 250 m from Abington Street, the prime retail pitch in Northampton. Nearby occupiers include a variety of restaurants, takeaways and independent retailers. To the rear of the property is St Michaels multi storey car park (464 spaces).

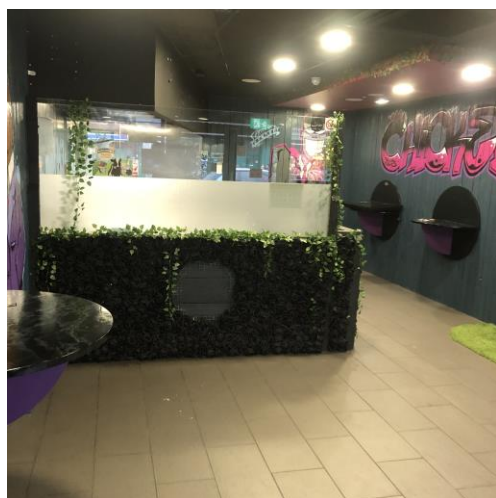
Northampton is a strategically located regional centre with a population in excess of 185,000 and a catchment area of approximately 280,000. Lines of communication have steadily improved with Northampton now accessible to the M1 Motorway via Junctions 15, 15A and 16 whilst the A14 (M1/A1 Link Road) lies 16 miles north-east of the town.

The new £330m University of Northampton Waterside Campus alongside the River Nene opened in September 2018 and provides state of the art educational facilities for 15,000 students.

Description

The property comprises the ground floor only and is currently fitted out as a restaurant benefiting from panelled walls, tiled floors, LED lighting, bar/counter, extractor system within the sales area, kitchen fitted with separate walk-in fridge and freezers, stainless steel sink units and extractor system. The property is fitted out suitable for immediate occupation and use as a restaurant/café.

There is a separate wc to the rear, fire exit and the front display window is fitted with an electronically operated security grille.



Accommodation

Sales Area	internal width	15 ft 4 in / 4.66 m
	Internal depth	31 ft 6 in / 9.54 m
Total net sales area		482 ft ² / 44.77 m ²
Kitchen		18 ft 10 in / 5.7 m x 10 ft 2 in / 3.09 m
Total Net Floor Area		673 ft² / 62.55 m²

Services

The property is fitted with mains water and electricity.

Rating Details

The property has a rateable value of £7,400 from the 1st April 2023.

The uniform business rate for the year 2023/2024 remains at 49.9 pence in the pound.

The property may be subject to rate relief as the rateable value is less than £15,000. Interested parties should make their own enquiries of the Local Rating Authority (tel: 0300 126 7000).

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

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

Terms

The property is available on a new lease for a term to be negotiated at a net initial rental of £16,000 per annum exclusive.

Value Added Tax

VAT is not applicable.

Energy Performance Certificate

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

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: 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:

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