

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)

## Popular Northampton Main Road Shop

**112 St Leonards Road  
Northampton  
NN4 8DW**



- Well located commercial property with extended ground floor sales and first floor offices/ancillary
- Comprising 1,264 sq ft (117 sq m) with high quality sales and display finishes
- Available Summer 2023 either for sale or on a new lease
- Rental offers invited above £12,000 per annum exclusive – may consider a freehold sale with vacant possession

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#### Location/Description

The property is a mid-terrace building of brick construction under a pitched tile roof with a single storey rear addition. The property is situated in the South Bridge/Far Cotton area of Northampton on the southern side of St Leonards Road midway between the junctions with Towcester Road and Haines Road. Nearby and adjacent occupiers include a host of national bookmakers, convenience stores, bakeries, cafes and the nearby Waterside Campus of University of Northampton.

The property is fitted out as a high quality hairdressers and beauty salon.

#### Accommodation

Sales frontage	-	14 ft
Ground floor sales	-	841 sq ft
Ground floor utility/stock	-	37 sq ft
First floor offices/staff	-	386 sq ft
<b>Total</b>	-	<b>1,264 sq ft (117 sq m)</b>

The accommodation includes customer male and female toilets and rear ground floor level, rear yard with lane access, first floor staff kitchen and toilet accommodation. Shop frontage includes a ramped and railed entrance and display bay.

#### Services

We understand the property has the benefit of all mains gas, water, sewerage, electricity and telephone connections although none of these services have been checked or tested. The property has the benefit of a gas fired combination boiler as well as air handling systems to the main salon/ground floor sales.

#### Rating Details

The property is assessed for rating purposes as follows;

2023 – shop and premises - £6,100

For details of reliefs, small business allowances and any other queries please contact West Northants Council (tel: 0300 330 7000).

#### Planning

The property has been occupied as a high quality ladies and gents hairdressers for many years – effectively Class E. For further information or change of use applications please contact the local planning authority West Northants Council (tel. 0300 330 7000).

#### Energy Performance Certificate

To be arranged.

Previous EPC rating C (expired 2023).

#### 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.

#### Terms

We are instructed to offer the property on a new lease for a minimum term of 5 years at a minimum net initial rental of £12,000 per annum exclusive. The lease would be drawn on full repairing and insuring terms with rentals payable quarterly in advance together with a 3 months minimum rental deposit. It is unlikely that a letting to a high quality hairdressers would be considered although applicants should discuss this with the sole agents. Inventory will not be included in any lease or sale.

Alternatively a freehold sale of the property with full vacant possession at completion would be considered with offers invited in that event in excess of £200,000.

#### Value Added Tax

The property is not currently elected so VAT is not chargeable.

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#### Viewing and Further Information

By contacting the sole agents;

AbbeyRoss Property Consultants  
Albion House  
Victoria Promenade  
Northampton NN1 1HH

E-mail: [brendan.bruder@gmail.com](mailto:brendan.bruder@gmail.com) or [brendan@abbeyross.co.uk](mailto:brendan@abbeyross.co.uk)  
Telephone: 01604 629988  
Mobile: 07798 903977  
Contact: Brendan Bruder



#### Disclaimer

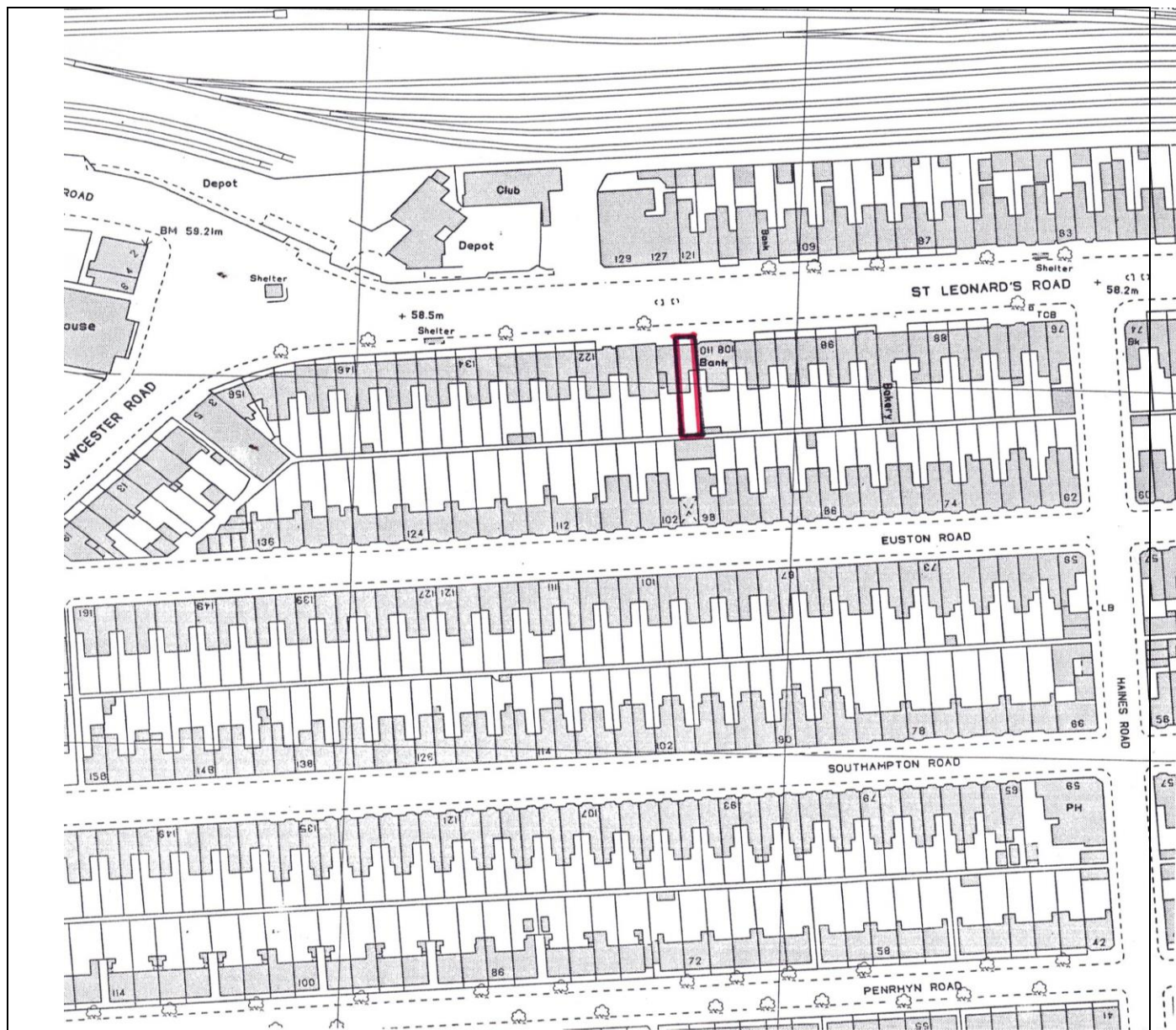
**AbbeyRoss Property Consultants (ARPC)** for themselves and for the Vendors or Lessors of the property whose agents they are gives notice that:

- (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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<b>LOCATION PLAN</b>  112 St Leonards Road Northampton NN4 8DW	Date	
	Scale	
	Dwg. No.	
	Drawn July 2023	

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