

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)

**Busy Main Road Retail Premises  
Including large commercial kitchen  
With A1/A2 and potential for A3 (Restaurant) Use  
Now Class E**

## To Let

**217 Wellingborough Road  
Northampton  
NN1 4EF**



- **Take Away Potential Subject to Planning**

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#### Location

The property is located on the north side of Wellingborough Road which forms an established and popular retail location benefitting from substantial passing traffic and the surrounding densely populated area. On-street parking is available along Wellingborough Road and side streets. There is a Pay & Display car park in Melbourne Street opposite and a Sainsbury's Local nearby.

#### Description

The property comprises the ground floor of an end of terrace building of brick construction under a pitched tiled roof, with rendered front and side elevations. The single storey rear workshop/store is of brick construction under a flat felt roof and has been fitted out as a commercial kitchen. The sales area at ground floor has been refurbished to provide an open plan sales area (see attached plan) and links directly with the rear workshop/store which benefits from access off a rear service road. Basement storage is available below the front sales area. A toilet facility for disabled has been installed.

#### Services

We understand mains water and electricity are connected to the property, with drainage into the main drainage system. No tests have been carried out. Interested parties should make their own enquiries.

#### Accommodation

Briefly comprises (subject to amendment/measurements approximate):

Internal frontage	-	12'4" / 3.78m
Maximum internal width	-	16'8" / 5.12m
Maximum internal depth	-	49'3" / 15m
Sales Area	-	608 ft <sub>2</sub> / 56.5m <sub>2</sub>
Workshop/Store	-	418 ft <sub>2</sub> / 38.83m <sub>2</sub>
Rear access road to workshop/store	-	
Kitchen	-	80 ft <sub>2</sub> / 7.43m <sub>2</sub>
<b>Total Net Usable Ground Floor Area</b>	-	<b>1,106 ft<sub>2</sub> / 102.75m<sub>2</sub></b>
Basement	-	282 ft <sub>2</sub> / 26.2m <sub>2</sub>

#### Planning

Planning permission was granted in April 2010 (Reference N/2010/88) for use as a restaurant – A3 use, although this was not implemented.

Interested parties should verify direct with the Local Planning Authority that any intended use is appropriate to the permitted Planning Consent.

#### Rating Details

217 Wellingborough Road	-	Shop and Premises
Rateable Value	-	£10,500
Rates Payable	-	£5,239.50

This may be subject to small business rate relief. Further enquiries should be directed to the local rating authority – West Northants Council, telephone 0300 330 7000.

#### Terms

The property is available by way of a new lease for a term to be negotiated at a net initial rent of £25,000 per annum exclusive.

#### Legal Costs

The incoming tenant to be responsible for the landlord's proper 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.

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**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.

**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;
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