

FOR SALE FREEHOLD

35, 37 & 39 Kingswell Street, Northampton, NN1 1PP

Investment Opportunity



Location

This end of terrace character property is situated towards the bottom end of Kingswell Street close to its junction with Bridge Street to the south of the town centre – which is easily accessible.

There is on-road parking in Bridge Street (Pay & Display) and St Johns car park and St Peters car park are within walking distance (both Pay & Display).

Nearby occupiers include Iceland, Argos and a variety of occupiers in Gold Street and Bridge Street.

Northampton is a strategically located regional centre with a population in excess of 190,000 and a catchment area of approximately 294,000. 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.

Description

This former Victorian factory and grain merchants retaining some original character is built of brick under a slate roof and offers accommodation over 3 floors.

The property is considered suitable for a variety of uses subject to any necessary consents. Previous uses have included: picture framing gallery, clothes shop, printers, offices and sandwich shop. There is a possibility of connecting to upper floors of adjoining property if more office space is required.

The property is currently divided into 3 units, 2 of which are let.

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

Services

It is understood that mains electricity and water are connected and that other services are available, but this has not been checked.

Accommodation

Briefly comprises (subject to amendment/measurements approximate):-

35-37 Kingswell Street

Ground Floor

591 sq ft / 54.9 sq m

First Floor

287 sq ft / 26.7 sq m

Second Floor

Room 1 – 16ft 4in x 16 ft (261 sq ft / 24.23 sq m) including wc, sink unit and shower area.

Room 2 – 20 ft x 15 ft 10 in (318 sq ft / 29.5 sq m)

New double glazed windows. Stairs to:

Third Floor

19 ft 8 in x 15 ft 10 in (312 sq ft / 29 sq m overall)

Wc and wash basin. New double glazed windows front and rear. Vaulted ceiling.

39 Kingswell Street

Ground Floor

Showroom 14' x 12'6" (175 ft² / 16.26 m². Tiled floor, high and low level storage cupboards. Stairs to first floor.

First Floor

Open plan room 16'10" x 12'2" (204 ft² / 19 m²). Stairs to second floor.

Second Floor

Open plan room 16'10" x 11'10" (201 ft² / 18.7 m² with WC and sink unit.

Tenancy Details

Ground and First Floors 35-37 Kingswell Street is currently let to Clearware 2000 Ltd, trading as a taxi office, for a term of 5 years from 1st December 2023 at a current rental of £12,000 per annum exclusive subject to a tenant only break option November 2025.

Second and third floors 35-37 Kingswell Street is currently let on an annual licence from 2nd October 2023 to an individual at a licence fee of £458.33 per calendar month plus insurance (£5,000 per annum exclusive)

39 Kingswell Street is currently vacant and available to let at a rental of £6,500 per annum exclusive.

Planning

Interested parties should make their own enquiries to ensure the correct Use category is available for their intended use. Enquiries should be directed to the planning department at West Northants Council (tel: 0300 330 7000).

Rates

Rateable Values April 2023:

35-37 Kingswell Street Ground and First Floors	£6,900
35-37 Kingswell Street Second and Third Floors	£3,750
39 Kingswell Street	£2,425

Further enquiries should be directed to the rating department at West Northants Council (tel. 0300 330 7000).

Terms

The property is offered for sale freehold subject to the occupation agreements vested therein at offers in excess of £250,000 subject to contract.

Costs

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Each party to be responsible for their own 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.

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
E-mail: ru@abbeyrossgb.com
Contact: Robin Ungemuth

Disclaimer

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