

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)

## New to the Market

## Corner Business Unit with Class E Consent

St John's Street / Swan Street  
Northampton  
NN1 1HA



- Prominent retail unit with Class E Use (Retail, office, coffee shop)
- Opposite new Student Halls of Residence with 464 bedrooms.
- Opposite St Johns multi storey car park with 585 spaces.
- Forming part of Bloomsbury House comprising 130 flats.
- Gross internal floor area approx 685.92 ft<sup>2</sup> (63.72 m<sup>2</sup>).
- Windows to two frontages.
- Opposite the new Premier Inn

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#### Location

The property forms part of the ground floor of Bloomsbury House which comprises 130 flats. It is positioned on a corner site opposite the new Halls of Residence for Northampton University which comprises 464 student rooms. St Johns multi storey car park is also opposite and comprises 585 parking spaces.

Located within the Cultural Quarter of Northampton Town Centre, the unit is positioned between Guildhall Road and Victoria Promenade, only a few yards from the new Premier Inn hotel and Royal and Derngate Theatres.

#### Description

This ground floor lock up unit is offered with suspended panel ceiling, recessed LED panel lights and tiled floor and provides a blank canvas for a tenant to fit out to their own requirements.

Total floor area – 685.92 ft<sup>2</sup> (63.72 m<sup>2</sup>) approx. including WC (Net 621 ft<sup>2</sup>/ 57.7 m<sup>2</sup>)

#### Rating Details

We understand the property has the following Rating Assessment:-

2023/2024 - Rateable Value £8,000.

Small business rate relief may be available, so that no business rates would be payable.

Further enquiries should be directed to the local Rating Authority (Tel. 0300 330 7000).

#### Terms

The unit is available by way of a new lease on terms to be agreed. The net initial rental is £12,500 per annum exclusive.

#### Planning

The property has the benefit of Class E use which includes retail, offices, coffee shop etc as granted under Planning Application N/2004/1071 with permitted opening hours of between 8 am and 10 pm Mondays to Sundays.

#### Services

We understand mains water, electricity and drainage are connected although this has not been checked. Interested parties should satisfy themselves that adequate services are provided for their proposed use.

#### Legal Costs

Each party to be responsible for their own respective legal costs throughout.

#### 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. The unit has a current rating of C.

#### RICS 1<sup>st</sup> Edition of the Code of Practice 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 tenants will need to be verified for anti-money laundering purposes prior to a sale or letting contract being agreed.

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#### Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants  
57A St Giles Street  
Northampton NN1 1JF

Tel: 01604 629988  
Email: [ru@abbeyrossgb.com](mailto:ru@abbeyrossgb.com)  
Contact: Robin Ungemuth

Fax: 01604 626247

#### 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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