

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

Town Centre Retail Premises with offices above

55 St Giles Street
Northampton
NN1 1JF

To Let



- 2 car parking spaces available

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Location

This attractive property is situated in the heart of Northampton Town centre and Cultural Quarter, on the north side of St Giles Street which is a popular and busy retail thoroughfare. This location benefits from on-street parking and also being one of the town's primary bus set down points.

Nearby occupiers include; the town centre main Post Office, a number of restaurants, bakers and a variety of national and local retailers.

Description

The property comprises a three storey over basement building having a slated roof with rendered and painted front elevation. Gas fired radiator central heating is installed (not tested) and the majority of the windows are double glazed. A right to park two cars in the car park will be granted.

The unit comprises open plan ground floor sales area benefiting from a large display frontage, ground floor kitchen and rear access. The upper floors comprise offices and toilets. There is a basement.

Accommodation		Sq Ft	Sq M	
Internal frontage	-	19 ft 3 in	5.87 m	
Ground floor sales	-	414 sq ft	38.46 m ²	with suspended ceiling and recessed lighting
Kitchen approx	-	83.4 sq ft	7.75 m ²	
First floor office 1	-	100 sq ft	9.3 m ²	
First floor office 2	-	345 sq ft	32 m ²	
Two toilets				
Second floor office	-	430 sq ft	39.95 m ²	

Terms

The premises are available to rent on a new lease with terms to be agreed. The net initial rent is £19,500 per annum exclusive.

Planning

We understand the property has the benefit of Class E (retail and office) use as defined under the Town and Country Planning Use Classes Order 1987 which by extension includes A1 (Retail). Interested parties should verify that any intended use is appropriate to the permitted Planning Consent.

Rating Details

Rateable Value 2024/25	-	£12,000
Uniform Business Rate 2017/2018	-	49.9 pence in the £.
Rates payable 2017/2018	-	£5,988

The rateable value falls below the current threshold of Small Business Rate Relief where no rates would be payable. Further enquiries should be directed to the Rating Authority for Northampton (tel: 0300 330 7000).

Legal Costs

The incoming tenant to be responsible for the Landlord's reasonable 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

The property currently has an EPC Rating of C73. A full paper or electronic copy of the EPC and Recommendation Report is available free of charge by request.

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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/secton-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

57a St Giles Street

Northampton

NN1 1JF

Telephone: 01604 629988

Fax: 01604 626247

E-mail: 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.
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