

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

Market Square Shop Property With Self Contained Flat Above

FOR SALE

5 Market Square
Northampton
NN1 2DL



- Central pedestrianised location on Northampton's historic Market Square
- Nearby occupiers include Starbucks, Boots, Halifax, Snappy Snaps and Grosvenor Shopping Centre.
- Comprises sales circa 284 ft² - total accommodation 1,222 ft²/113.5 m²
- Available freehold

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Location/Description

The property is situated on the western side of Northampton's historic Market Square, diagonally opposite the main entrance to Grosvenor Shopping Centre (occupiers include Primark, MacDonalds, Costa, Boots, River Island).

Northampton's main central bus station is 200 yards away, whilst multi-storey car parking is available at both Grosvenor Centre and Mayorhold. Northampton is one of the largest towns in the UK with a resident population of approximately 260,000 people and the centre has been enhanced considerably in recent years with the development of the County Council Headquarters at Angel Square, University of Northampton campus at Waterside and Market Square being the core of Northampton's regeneration masterplanning.

The property comprises a mid-terrace retail premises with ancillary upper floor accommodation which has been converted to self-contained two bedroom residential accommodation arranged over first, second and third floors. The ground floor is fitted with a modern framed plate glass display window with central door leading to an open plan sales area.

The subject property is Grade II listed and falls within the All Saints Conservation Area.

Accommodation

Ground floor sales	-	284 ft ² (26.4 m ²)
Basement stores	-	221 ft ² (20.5 m ²)
Total	-	505 ft² (46.9 m²)

Separate entrance leading to first, second and third floor flat.

Services

The property has the benefit of the usual mains water and electrical services. None of the service connections or heating installation/wiring installation has been checked and no warranty is offered in these regards.

Rating Details

Shop and premises – Unknown

For further details and queries please contact the local rating authority, West Northamptonshire Council, telephone 0300 330 7000.

Town Planning

The property has the benefit of Class E (retail) use and Class C (residential) use. For specific information please contact the local planning authority, West Northamptonshire Council, telephone 0300 330 7000 for further guidance. The property is a Grade II Listed building and located in a Conservation Area.

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.

Value Added Tax

The property is not currently elected – no VAT is payable.

Terms

The property is available for sale freehold with vacant possession.

Energy Performance Certificate

A full paper or electronic copy of the EPC and Recommendation Report is available free of charge upon request.

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Viewing and Further Information

Strictly confidential and by appointment only with the sole agents:-

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Contact: Robin Ungemuth

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