

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)

**39 St Georges Street  
Northampton NN1 2TN**



## **For Sale Freehold With Vacant Possession**

- Detached warehouse with secure enclosed yard
- On site car parking
- Close to the town centre

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)

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)

#### Location

The property is situated on St Georges Street, accessed from the junction with Broad Street and Campbell Street on the edge of Northampton town centre. The surrounding area is a mixture of retail, employment, education and residential. Northampton town centre is 0.5 miles away and Northampton train station (with a service to London Euston and Birmingham) is 0.7 miles away. M1 Junctions 15, 15A and 16 are all within a 15 minute drive.

#### Description

A brick built, detached warehouse with a generous gated and enclosed yard providing ample car parking and loading area. The property was previously used as a trade counter and has retained a small ground floor office area. The unit benefits from two roller shutter doors, LED lighting, 3.6m eaves height, three phase power and mains gas.

- Two loading doors
- Secure gated car park (approx. 15 spaces)
- 3.6m eaves height
- Ground floor office / trade counter area
- LED lighting

#### Accommodation

Warehouse and offices: circa 4,251 sq ft / 395 sq m

The property has been measured on a gross internal area basis.

#### Rating Details

Rateable Value £27,000 (2023 Valuation)

Please note this is not the rates payable.

Further enquiries should be directed to the local Rating Authority for Northampton (tel: 0300 330 7000).

#### Terms

The property is offered freehold with vacant possession at a guide of £495,000 subject to contract.

#### Value Added Tax

The property is subject to VAT and therefore VAT will be applicable to all figures quoted.

#### Energy Performance Certificate

The property has an energy rating of D(77). A full paper or electronic copy of the EPC and Recommendation Report is available free of charge upon request.

#### 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  
57a St Giles Street  
Northampton NN1 1JF

Telephone: 01604 629988  
E-mail: [ru@abbeyrossgb.com](mailto:ru@abbeyrossgb.com)  
Contact: Robin Ungemuth

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)

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)



#### 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:

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)