

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)

## 48 KINGSLEY PARK TERRACE NORTHAMPTON NN2 7HH

Retail Premises with Potential for Upper Floor Flat

**FOR SALE FREEHOLD**



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#### Location

The property is situated midway between Moore Street and Byron Street amongst a popular retail parade on Kingsley Park Terrace (A5123), a busy secondary location which lies between the Racecourse and Abington Park approximately 1 mile east of Northampton Town Centre. The Kettering Road / Kingsley Park Terrace is a major arterial road linking Kettering and the A14 with Northampton Town Centre.

Kingsley Park Terrace is surrounded by densely populated residential areas of Abington and Kingsley and is popular with the private ownership, rented and student markets. Nearby occupiers include Tesco Express, Pizza Hut delivery and Betfred.

#### Description

The property comprises a mid-terrace three storey Victorian building arranged as ground floor sales with two upper floors used as offices and storage. The building is of brick construction under a pitched slate roof with a ground and first floor brick extension to the rear under a flat felt roof, plus a further single storey brick built extension under a corrugated, what appears to be an asbestos panel roof. Stairs from within the sales area provide access to the upper floors.

The ground floor sales is open plan and benefits from an aluminium framed display window with metal shutter door, and fluorescent strip lighting. To the rear of the sales area there are two store areas and a kitchen with access therefrom onto a rear service path leading to Byron Street.

The upper floors comprise storage, kitchenette, office and wc. The second floor attic is vacant.

#### Accommodation

##### Ground Floor:

Sales Internal Width	17ft reducing to 15ft
Sales Depth	43ft 2 in
Total Net Internal Sales Area	720 sq ft / 66.88 sq m
Store 1	81 sq ft / 7.61 sq m
Kitchenette	85 sq ft / 7.92 sq m
Store 2	126 sq ft / 11.7 sq m
WC	

##### First Floor:

Storage	454 sq ft / 42.18 sq m
Kitchenette	27 sq ft / 2.49 sq m
Storage 2	161 sq ft / 14.95 sq m
WC	

##### Second Floor:

Attic Room / Storage	371 sq ft / 34.45 sq m
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**Total Net Floor Area** 2,082 sq ft / 193.42 sq m

#### Services

The property is fitted with mains electricity and water supplies with drainage into the mains sewers. The ground floor kitchen is fitted with a wall mounted electric heater.

#### Planning

We understand from planning history obtained from West Northamptonshire Council has the benefit of Class E Retail use whilst change of use to a shop with flat was also approved on 7<sup>th</sup> January 1976.

Interested parties should verify any intended use has the appropriate consent direct with West Northamptonshire Council. Tel: 0300 330 7000.

It is noted that in the Deed dated 20<sup>th</sup> August 1879 there is a restrictive covenant on the sale of intoxicating liquors to be consumed on the premises which was imposed to protect the development of The White Elephant as a hotel. The covenant may be deemed obsolete and negated by the purchase of Indemnity Insurance.

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#### **Rating Details**

We have made informal enquiries only and are informed that the entries appearing in the 1<sup>st</sup> April 2023 Rating List of Northampton Borough Council as at the valuation date, are as follows:-

Rateable Value: £12,750

The National Non-Domestic Uniform Business Rate for the year 2025/2026 remains at 49.9 pence in the pound.

#### **Value Added Tax**

VAT is not applicable to this property.

#### **Terms**

The property is available freehold with vacant possession at offers in the region of £350,000 subject to contract.

#### **Energy Performance Certificate**

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

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Contact: Robin Ungemuth

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#### 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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