**Phone** 01604 629988 • **Fax** 01604 626247 • **Email** enquiries@abbeyross.co.uk
- **Website** www.abbeyross.co.uk
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# TOWN CENTRE RETAIL UNIT

# TO LET

# 650 sq ft (61 m²)

## Unit 5
## The Ridings
## St Giles Street
## Northampton
## NN1 1EZ




**Location**
The Ridings Arcade is an extension of an existing arcade running from Abington Street to the busy commercial/retail area around St Giles Street/Derngate.

The units form part of the development which is a re-design of The Ridings Arcade, an original 1938 Co-Operative Store with art-deco façade comprising ten retail units of varying sizes having frontages to, and access from both St Giles Street and The Ridings.

Northampton is the county town of Northamptonshire with an urban population in excess of 195,000 and a catchment population of approximately 295,000 within commuting distance. Situated approximately 67 miles north-west of London and about 55 miles south-east of Birmingham, Northampton is placed at the centre of England. Both excellent access to the M1, A45 and A14 and a regular rail service to London Euston and Birmingham New Street give the town good local and national rail connections.

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## Description
The Ridings Arcade has recently undergone a total refurbishment with glazed tiles, marble and metal effects giving a light and airy atmosphere for shoppers but at the same time returning the art-deco environment for this part of the town centre to its original splendour. The subject provides ground floor lock-up retail accommodation with rear access and separate personnel access off The Ridings.

## Accommodation
**Total Net Sales Area approx.** **656 m² / 61 sq ft**

## Terms
The unit is available on a new effectively full repairing and insuring lease for a term to be negotiated at a net initial rental of £10,000 per annum exclusive.

A service charge is payable to cover inter alia the cost of the arcade cleaning, lighting, security etc. Further details upon request.

## Value Added Tax
The property is registered for VAT and therefore VAT will be applicable.

## 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

The agents are obliged to obtain suitable photo and address identification for any and all prospective lessees or purchasers. Applicants' co-operation in this regard is always appreciated.

## Viewing and Further Information
Strictly by appointment only with the agents:-

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

Telephone: 01604 629988
Email: ru@abbeyrossgb.com
Contact: Robin Ungemuth