

To Let

Town Centre Retail Premises

24 The Drapery, Northampton, NN1 2HG

Location

The property is situated on the eastern side of The Drapery, almost opposite Debenhams department store and adjacent to Barclays Bank, within a busy location in the heart of Northampton Town Centre. View map of location here: <http://www.streetmap.co.uk/map.srf?X=475415&Y=260534&A=Y&Z=115>

The Drapery runs north/south between Sheep Street and the junction of Mercers Row, George Row, Gold Street and Bridge Street.

Nearby and adjacent occupiers include Debenhams, McDonalds, H Samuel, Boots, Barclays, Nat West, Nationwide and Abbey National.

Northampton is a strategically located regional centre with a population in excess of 190,000 and a catchment area of approximately 294,000. Lines of communication have steadily improved with Northampton now accessible to the M1 motorway via Junctions 15, 15A and 16 whilst the A14 (M1/A1 link road) lies 16 miles north-east of the town.

Description

The property comprises a mid terrace four storey property which was refurbished in 2005 to include new floor coverings and decorations and fluorescent lighting.

Services

We understand usual services are available but these have not been tested. Interested parties should satisfy themselves as to their suitability.

Accommodation

Briefly comprises (subject to amendment/measurements approximate):-

<u>Ground Floor</u>	
Gross Frontage	- 13 ft (3.96m)
Internal Width	- 12 ft 6 in (3.81m)
Ground Floor Sales	- 275.39 sq ft (25.58m ²)
Cellar	- 130.69 sq ft (12.14m ² with quarry tiled floor)
<u>First Floor</u>	- 162 sq ft (15.05m ²)
<u>Second Floor</u>	- 177.95 sq ft (16.53m ²)
<u>Third Floor</u>	- 147.37 sq ft (13.69m ²)
Cloaks	
WC	

Rates

Shop and Premises

Rateable Value (current year)	£14,750
Rateable Value from April 2010	£14,000
Uniform Business Rate	41.4 p/£ (or 40.7p/£
with the benefit of small business relief)	
Rates Payable	£5,796



Further enquiries should be directed towards the combined information service for Northampton and Wellingborough (telephone 01933 231604)

Terms

The property is available on a new Full Repairing and Insuring Lease for a term to be negotiated at an initial rental of £18,000 per annum exclusive.

Costs

Each party to be responsible for their own legal costs.

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

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.

A Code of Practice for Commercial Leases

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.leasingbusinesspremises.co.uk

Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
Northampton NN1 1HH

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Fax: 01604 626247
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Contact: Robin Ungemuth

Disclaimer

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- (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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