

## TO LET

### Town centre ground floor shop property

**22A ABINGTON STREET  
NORTHAMPTON  
NN1 2AJ**

**PRIME LOCATION | PEDESTRIANISED LOCATION | HIGH FOOTFALL**

#### LOCATION

The premises are situated on the pedestrianised section of Abington Street in close proximity to the entrance to The Grosvenor Centre. Nearby retailers include Costa Coffee, Metro Bank, JD Sports and Holland & Barrett.

#### ACCOMMODATION

##### Net internal floor areas:

Ground floor sales: 37.81 m2 (407 Sq.Ft.)

#### TERMS

The premises are offered on a new effective full repairing and insuring lease for a term to be agreed

#### SERVICE CHARGE

The approximate annual service charge is in the region of £400

#### RENT

£22,500 per annum exclusive

#### RATES

Rateable Value: £23,750  
UBR (2021/22): 49.9p



#### SERVICES

Electricity, water and drainage. None tested.

#### ENERGY PERFORMANCE CERTIFICATE

Band C. Report available upon request

#### LEGAL COSTS

Each party to be responsible for their own costs

#### VIEWING

Strictly by prior appointment  
with the Joint Sole Agents:

#### **STEPHEN CHOWN**

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#### **NICK WARR**

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