

PRIME RETAIL UNIT TO LET

35-39 Abington Street, Northampton NN1 2AW

Flexible Configuration of up to 55,471 Sq. Ft. Available



Location

The property is situated on the north side of the pedestrianized section of Abington Street, adjacent to the entrance into The Grosvenor Centre. Other occupiers close by include H&M, Clarks, Costa, Virgin Media, JD Sports, Carphone Warehouse, River Island, Waterstones, Holland & Barrett, Topman / Topshop, Superdrug, Waterstones and Primark. Metro Bank are due to open 29 Abington Street in Summer 2018.

Description

The property is arranged on ground, first and second floors to provide a former department store. The property comprises two large floor plates on the ground and first floors, both of which levels have **direct access into the Grosvenor Centre** which has a footfall of over 11,000 visitors per year. The second floor comprises ancillary accommodation and loading access.

Accommodation

The premises are arranged over ground floor, first and second floors and comprise the following gross internal areas:

Area	Sq. M.	Sq Ft.
Ground Floor	1,970	21,205
First Floor	2,490	26,803
Second Floor	688	7,409
Total	5,148	55,417

The premises can be subdivided. Further details available upon request

The premises are serviced via a rear loading area

Rent

Upon application

Terms

The premises are available on a new Lease upon flexible terms with the tenant being responsible for internal repairs, internal and external decoration. The tenant will also be responsible for the service charge which covers shared costs and building insurance

Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value: £510,000.00
Rates Payable (18/19): £285,765.45

This is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the Local Authority

EPC

An EPC has been commissioned. Further details are available upon request

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction

VAT

All figures referred to in these particulars are exclusive of VAT (if applicable)

Viewing

Viewing by appointment only with Chown Commercial or our Joint Agent Green and Partners.

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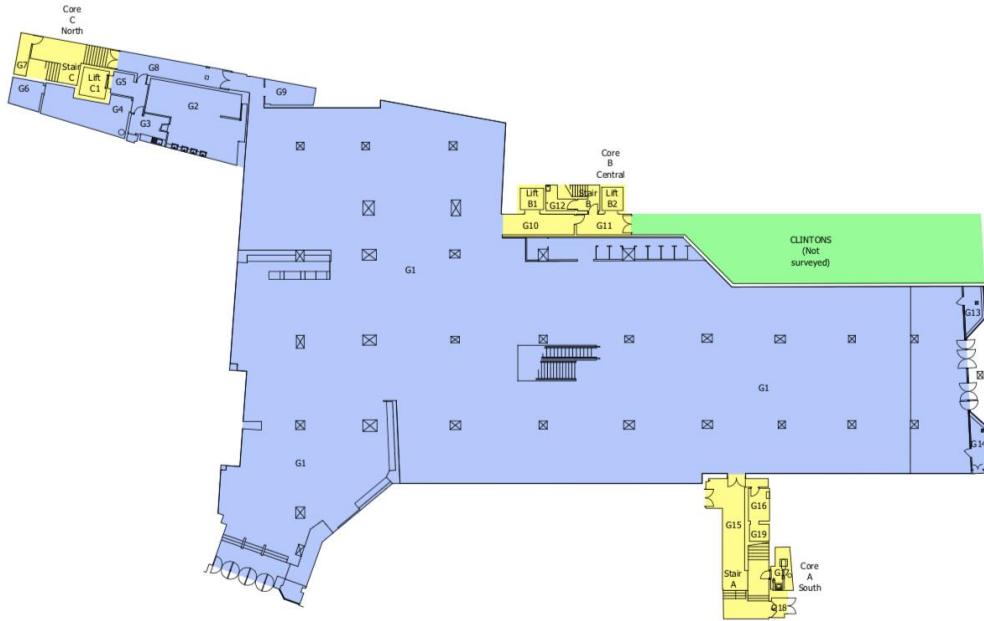
E: mike.willoughby@greenpartners.co.uk



Floor Plans

Floor plans are for indicative purposes only, and, are not to scale.

Ground Floor



First Floor



GOAD Map

