

## FOR SALE

### A1 RETAIL PROPERTY

**42-44 THE DRAPERY**  
**NORTHAMPTON NN1 2HG**

#### LOCATION

The premises are in Northampton Town Centre, in a strong secondary location in the popular Drapery shopping area close to the Bus Station. Nearby occupiers include: NatWest, Barclays, Debenhams, CEX and Game.

#### DESCRIPTION

Double fronted Ground Floor retail accommodation with upper parts. The property also has a Basement. There is no rear access.

#### ACCOMMODATION

|                         |           |                        |
|-------------------------|-----------|------------------------|
| Ground floor retail     | 490 sq ft | (45.5 m <sup>2</sup> ) |
| First floor retail      | 440 sq ft | (40.8 m <sup>2</sup> ) |
| Ancillary inc. Basement | 1077sq ft | (100. m <sup>2</sup> ) |

#### PLANNING

We are verbally advised that the property has consent for class A1 retail use. Interested parties should make their own enquires with the Planning Department at Northampton Borough Council (01604) 233500.

#### RATEABLE VALUE

VOA Website 2017 Assessment  
42-44 Drapery: £17,250



Small businesses may benefit from Small Business Rates Relief and pay zero.

Any interested parties are advised to make their own enquiries to the Northampton Borough Council Business Rates Department 0300-300-7000

#### TERMS

Freehold – Sold with vacant possession upon completion  
GUIDE PRICE £220,000

#### COSTS

Each party will bear their own legal costs incurred in connection with any transaction.

#### VAT

VAT will not be payable upon the purchase price.

#### VIEWING

Strictly by prior appointment  
with the Sole Agent:

**Tel: 01604 604050**

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