

TO LET

6 ABINGTON ST, NORTHAMPTON, NN1 2AJ



- Ground floor Retail: 423 Sq.Ft. & 150 Sq.Ft. Basement
- Close to Moss Bros' and Skipton Building Society.
- Former Café with A3 consent

6 ABINGTON ST, NORTHAMPTON, NN1 2AJ

Location

Northampton is a well-established commercial centre in the heart of Central England. The town is approximately 68 miles north of Central London, 55 miles to the south east of Birmingham and 14 miles to the north of Milton Keynes.

Abington Street is Northampton's prime shopping street leading to the historic Market Square.

The population within a 20 minute drive time is 285,843 and the town's primary retail catchment extends to 467,000.

Description

A ground floor retail shop over basement offering former café / retail accommodation

Accommodation

The premises have the following approximate dimensions and areas.

Ground Floor	423 Sq. Ft.	39.3 m ²
Basement	150 Sq. Ft.	14m ²
Total GIA Area	573 Sq. Ft.	53.3 m²



These particulars are issued on the direct understanding that all negotiations are conducted through Chown Commercial Ltd. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted of any loss or expenses incurred in viewing. Chown Commercial Ltd for themselves and for the vendors or lessors of this property whose agents are, given notice that;

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- (iii) no person in employment of Chown Commercial Ltd has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) All prices/rents are quoted exclusive of any VAT that may be charged.

Terms

The property is available on a new lease on flexible terms to be negotiated. The lease will be drawn on an effective full repairing and insuring basis and include 5 yearly upward only rent reviews.

Rent

To be paid monthly for the ground floor and basement

Rates

Interested parties should direct all enquiries regarding business rates towards the local charging authority. RV: £19,250

EPC

An EPC been commissions and a copy is available upon request.

Legal Costs

Each party is to be responsible for its own legal costs in connection with this matter.

Viewing and Further Information

Viewing strictly by prior appointment with **Chown Commercial**.

Stephen Chown

Chown Commercial

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