

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

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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



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

£40,000.00 per annum exclusive 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**.

Hannah Bunting

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