

GROUND FLOOR A1 RETAIL UNITS TO LET

Unit 7, 75 Abington Street, Northampton - 1,576 Sq. Ft

Unit 8, 75a Abington Street, Northampton - 1,600 Sq. Ft



Location

These Units are situated on the north side of Abington Street, which is part pedestrianized with a newly reopened section providing 30 parking bays, drop off points and disabled bays.

Occupiers close by include, H & M, Edinburgh Wool Shop, Northampton Library, Greggs, Sports Direct, Tesco, The Works and the newly opened Metro Bank. The Grosvenor Shopping Centre is less than a 5-minute walk and is easily accessible by car, bus and rail. The Grosvenor Centre is recognized for high street brands, cafés and restaurants all under one roof.

The Units are located approximately 0.8 miles from the new £330m Waterside Campus of Northampton University which opened to students in September 2018 bringing 14,000 students within a 15-minute walk from the property.

Northampton has a large affluent catchment of 535,000 residents and 210,000 regular shoppers



Property	Sq.M.	Sq.Ft.
Unit 7 (75 Abington Street)	146.40	1,576
Unit 8 (75a Abington Street)	148.70	1,600

Business Rates

VOA Website 2017 Assessment

75 Abington Street: £34,000

75a Abington Street: £35,000

Interested parties are advised to make their own enquiries with the Local Authority

Rents

75 Abington Street: £25,000 per annum

75a Abington Street: £25,000 per annum

Terms

We are instructed to seek offers subject to contract for the leasehold interest of the vacant retail accommodation. The property is available to let on a new, effective full repairing and insuring Lease by way of service charge. Terms to be agreed.

EPC

An EPC has been commissioned and is available upon request

VAT

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

Legal Costs

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

Viewing

Viewing by appointment only with the sole agent, Chown Commercial on 01604 604050:

Hannah Bunting

E: hb@chowncommercial.co.uk

Jon Taylor

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