

TO LET

PRIME A1 RETAIL UNIT

82 ABINGTON STREET
NORTHAMPTON
NN1 2AP

4,079 Sq.Ft. £40,000 per annum

LOCATION

The premises are situated on Northampton's prime shopping street in close proximity retailers JD Sports, Edinburgh Woollen Mill & H&M. Northampton has a catchment of 468,000

ACCOMMODATION

The property is arranged over ground floor and lower ground floor provides loading from The Ridings via the lower ground floor. Approximate net internal area

Ground Floor Sales	209.7sq m	2256 Sq.Ft.
Lower ground floor	169.3 sq m	1823 Sq.Ft.
ITZA Units:	99.6 sq m	1072 Sq.Ft

LEASE TERMS

A new effective full repairing and insuring Lease for a term to be agreed at a rent of **£40,000 pax**

RATES

Rateable Value: £54,000 UBR (2020/21 49.9p)
A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1st April 2020. For enquiries and to verify this please contact the Local Authority 0300 1261000.



EPC

An EPC has been commissioned and is available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS:

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