

## TO LET

**PRIME A1 RETAIL UNIT**

**88 ABINGTON STREET  
NORTHAMPTON  
NN1 2AP**

**3,515 Sq.Ft. £25,000 per annum**

### LOCATION

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

### 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	119.8 sq m	1290 Sq.Ft.
Lower ground floor	206.7 sq m	2225 Sq.Ft.

### RENT

**£30,000 pax**

### RATES

Rateable Value: £36,750 UBR (2020/21 49.9p)  
A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1<sup>st</sup> April 2020. For enquiries and to verify this please contact the Local Authority 0300 1261000.

### LEASE TERMS

A new effective full repairing and insuring Lease for a term to be agreed



### EPC

Band C. Report available upon request

### LEGAL COSTS

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

### VIEWINGS:

**Stephen Chown**

[src@chowncommercial.co.uk](mailto:src@chowncommercial.co.uk)

**01604 604050/07739 808009**

