

TO LET

SHOP: A1, A2, A3 CONSENT

**Unit 12, 71-77 Abington Street
Northampton
NN1 2BH**

LOCATION

The property is situated in a busy edge of prime position, towards the top end of Abington Street, close to Burger King, Royal Bank of Scotland, KFC, H&M, Sports Direct and Nationwide. The re-design of the traffic management has increased activity in the area with car-parking and pick-ups in this section of Abington Street.

DESCRIPTION

The premises are part of a modern purpose built block on ground floor and first floor (potential for first floor retail sales) with rear servicing and parking.

ACCOMMODATION

| | | |
|--------------|---------------------|---------------------|
| Ground Floor | 1,479 Sq. Ft. | (137.40 sqm) |
| First Floor | 1,109 Sq. Ft. | (103.03 sqm) |
| Total | 2,588 Sq. Ft | (240.43 sqm) |

TERMS

The property is available by a new FRI lease.
Terms to be agreed.

PLANNING

Consent for A1/A2 or A3 retail use.

RATES

Rateable Value: TBA

Interested parties should confirm the RV and RP with relevant authorities.



EPC

A copy of the energy performance certificate is available upon request.

COSTS

Each party will bear their own legal costs incurred in connection with this transaction.

VAT

The terms quoted are exclusive of any VAT that our clients may have a duty or choose to impose.

VIEWING

By prior appointment with Chown Commercial:



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