

## TO LET SHOP: A1 CONSENT

**Unit 5, 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 with rear servicing and parking.

### ACCOMMODATION

Ground Floor	1,589 Sq. Ft.	(147.62 sqm)
First Floor	1,454 Sq. Ft.	(135.08 sqm)
<b>Total</b>	<b>3,043 Sq. Ft</b>	<b>(282.70 sqm)</b>

### TERMS

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

### PLANNING

Consent for A1 retail use.

### RATES

VOA Website 2017 Assessment  
Rateable Value: £33,500



### 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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