

TO LET

SHOP: A1 & A2 CONSENT

**UNIT 8 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	1,430 Sq. Ft. (132.85 sqm)
First Floor	1,355 Sq. Ft. (125.88 sqm)

TOTAL AREA 2,785 Sq. Ft. (258.73 sqm)

TERMS

The property is available by a new, effectively full repairing and insuring lease. Terms to be agreed.

EPC

An EPC has been commissioned and is available upon request.



BUSINESS RATES

VOA Website 2017 Assessment
Rateable Value: £35,000

LEGAL 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

Strictly by prior appointment



24 Bridge Street, Northampton NN1 1NT

HANNAH BUNTING

hb@chowncommercial.co.uk

JON TAYLOR

jgt@chowncommercial.co.uk

