

TO LET

SUBSTANTIAL RETAIL UNIT

31-33 ABINGTON SQUARE
NORTHAMPTON
NN1 4AE

LOCATION

The property is located on the busy Abington Square with a southerly aspect on the periphery of Northampton town centre where all the usual services and facilities are available. Easy access is afforded to Northampton's main road network and the M1 motorway at junction 15, 15a & 16.

DESCRIPTION

An all ground-floor retail unit with broad glazed frontage and WC's to the rear. May suit supermarket or alternative retail/community uses.

ACCOMMODATION

Shop unit:	c.92.9m ²	(1000 Sq.Ft.)
Rear retail unit:	390m ²	(4,200 Sq.Ft.)
Total ground floor:	483m ²	(5200 Sq.Ft.)

TERMS

The property is offered to let on a new lease on terms to be agreed.

Shop unit: £25,000 per annum exclusive
Rear retail unit: £35,000 per annum exclusive

RATES

Rateable Value: the RV for the shop is £11,700. The rear retail area is currently awaiting adjustment.

EPC: C-Rating for part



SERVICES

We understand that all mains services are available to the building including three-phase electricity, water, drainage and gas. There is a service charge

VAT

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

COSTS

Each party to bear their own costs in the transaction.

VIEWING

Strictly by prior appointment
with the Sole Agent:

STEPHEN CHOWN
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