

## TO LET

### TOWN CENTRE SHOP

53 Abington Street  
Northampton  
NN1 2AW  
£50,000 per annum

#### LOCATION

The property is situated in a busy edge of prime position, on the north side of Abington Street, close to H&M, Sports Direct, Tesco, Northampton Library and Greggs. The re-design of the traffic management has increased activity in the area with car-parking and pick-up points on this section of Abington Street.

#### DESCRIPTION

The premises are part of a modern purpose-built block with First Floor office accommodation available. 2 Parking Spaces to the rear.

#### ACCOMMODATION

Ground floor	2,702 Sq. Ft. (251.1 sqm)
Basement Storage	442 Sq. Ft. (41.1m2)

#### TERMS

The property is available by a new, effectively full repairing and insuring lease. Terms to be agreed. Rent: £50,000pax plus, service charge.



#### EPC

An EPC has been commissioned and is available upon request.

#### BUSINESS RATES

VOA Website 2023 Assessment  
Rateable Value: £40,500

#### 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

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