



CHARACTERFUL LONG LEASEHOLD OPPORTUNITY

NORTHAMPTON COUNTY HALL

CONSTABULARY BLOCK & CENTRE BLOCK

ONE ANGEL STREET | NORTHAMPTON | NN1 1ED

CENTRE BLOCK



CONSTABULARY BLOCK

OPPORTUNITY HIGHLIGHTS

- Available on a long leasehold basis.
- Previously used for office accommodation.
- Attractive period features.
- Within a conservation area.
- Can be acquired individually or together.
- Suitable for a variety of uses (subject to successful planning)
- Centrally located.
- Benefits from parking to the rear.

PROPOSAL

On behalf of West Northamptonshire Council, Vail Williams are instructed to dispose of The County Constabulary and Centre Block via informal tender.

Offers are invited for the long leasehold interest (new 250 year lease) and the property will benefit from vacant possession at the time of disposal.

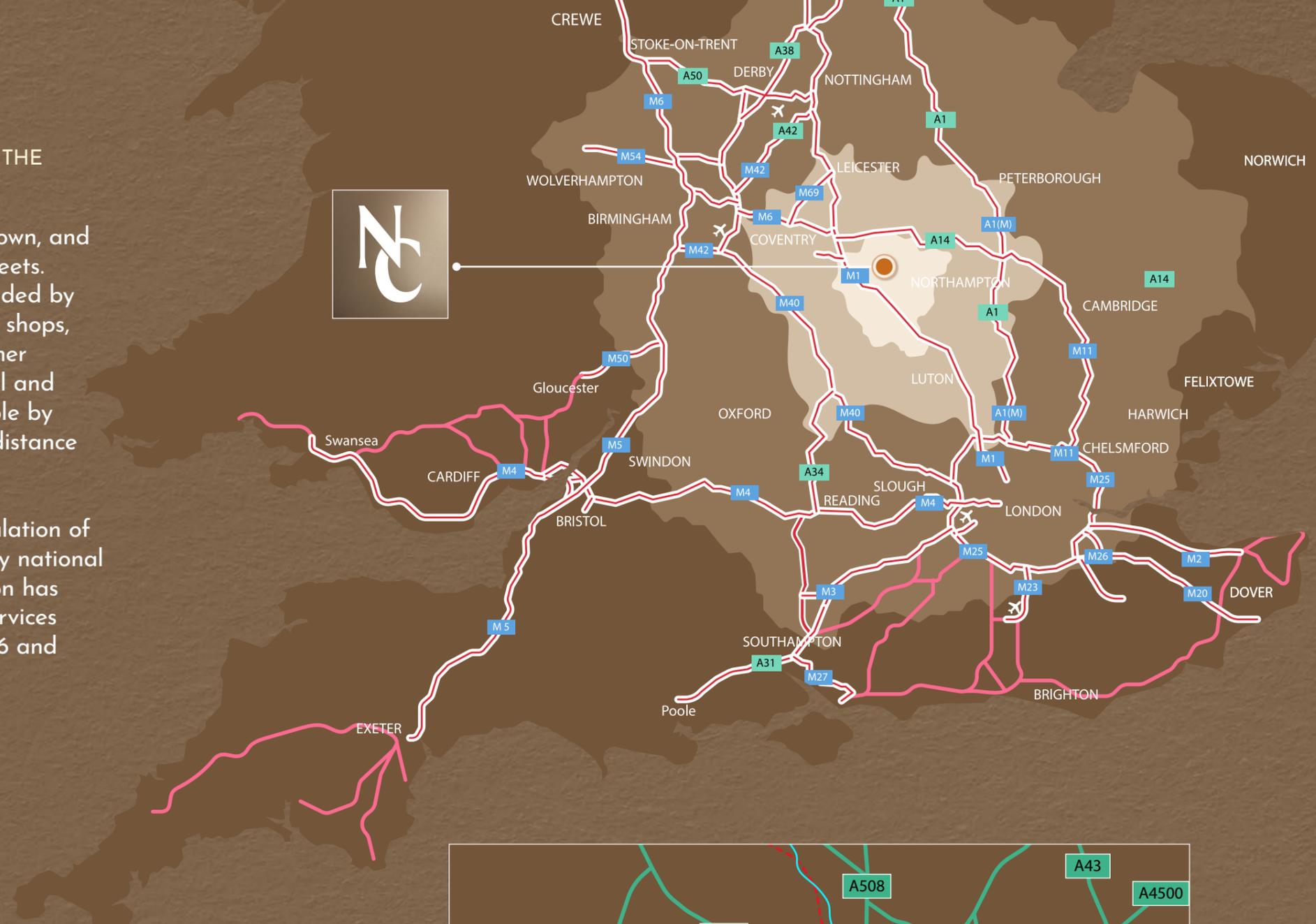


LOCATION

THE PROPERTY IS LOCATED ON ANGEL STREET, WHICH IS IN THE HEART OF THE TOWN CENTRE.

It's situated close to Market Square, a central hub for the town, and not far from Abington Street, one of the main shopping streets. This puts the Old Constabulary in a prime location, surrounded by both historic and more modern buildings, as well as various shops, cafes, and local amenities. It's within walking distance of other important landmarks in Northampton, such as the Guildhall and Northampton's main bus station. The area is easily accessible by foot, and the Northampton Railway Station is just a short distance away.

Northampton is England's second largest town with a population of 249,093 (2021 census) and is the strategic location for many national organisations as their central hub for business. Northampton has excellent rail and road communications, with hourly train services to London and road links to the M1 at Junctions 15, 15a & 16 and additionally to the A14 in the North.



 ROAD	Drive Time (Mins)	Distance (Miles)
M1 (J15)	9	4.1
Birmingham	60	54.3
Wolverhampton	80	66.5
London	120	67.0

 AIRPORTS	Drive Time (Mins)	Distance (Miles)
Birmingham	55	42.7
London Luton	45	38
London Heathrow	70	67.7
London Stansted	85	81

 RAIL TERMINALS	Travel Time (Mins)
Birmingham Station	60
Manchester Picadilly	120
London Euston	59





NC
NORTHAMPTON
COUNTY HALL

LOCAL AMENITIES

● Restaurants & Eateries

- | | |
|-----------------------|-----------------------|
| 1. Prezzo | 11. Pizza Express |
| 2. Nandos | 12. Wig & pen |
| 3. Starbucks | 13. The Optimist |
| 4. The Chicken Shop | 14. 7 Bone Burger |
| 5. Greggs | 15. The Smoke Pitt |
| 6. Grand Café | 16. The Fish |
| 7. Mcdonalds | 17. Tokoso Sushi |
| 8. German Donar Kebab | 18. Saints Coffee |
| 9. Taco Bell | 19. Butterwick Bakery |
| 10. Turtle Bay | 20. Burger King |

● Retail

- | | |
|----------------------|----------------------|
| 1. JD Sports | 11. Boots |
| 2. Tesco Express | 12. Halifax |
| 3. HSBC | 13. CeX |
| 4. EE | 14. Aldi |
| 5. Barclays | 15. Morrisons |
| 6. Holland & Barrett | 16. Grosvenor Centre |
| 7. Metro Bank | 17. Superdrug |
| 8. Vodafone | 18. H&M |
| 9. Phone Land | 19. Sports Direct |
| 10. Superdry | 20. Poundland |



The Site

A characterful long leasehold opportunity made up of two characterful and period properties, accessed from Angel Street, Centre Block and The County Constabulary Block.

The Old Constabulary Building is a historic structure with a distinctive, traditional design, built in the early 19th century. The building has a Georgian-style façade of red brick construction, featuring symmetrical sash windows and a central doorway entrance with feature wording above, marking its historical use as a police station. There is a more modern extension to the rear and the building is currently vacant. Set on two floors and a large basement.

The Centre block is set back in the courtyard of The County Hall, to the rear of both The County Constabulary and the Judge's Lodgings, accessed from Angel Street. Configured in an L shape, featuring large sash windows, set on three stories plus a large basement. Further, the neighbouring property within the courtyard has already been converted to residential.

Due to the stature, size and location of the property, we consider the properties to have a diverse range of uses including:

- Residential
- Boutique Hotel
- Leisure
- Office
- Events Venue

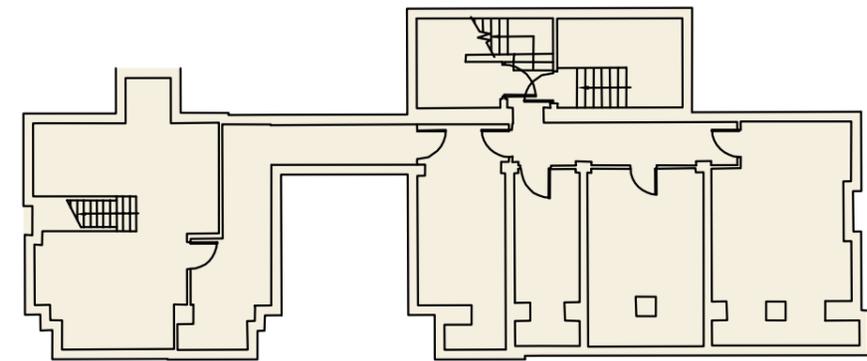


ACCOMMODATION

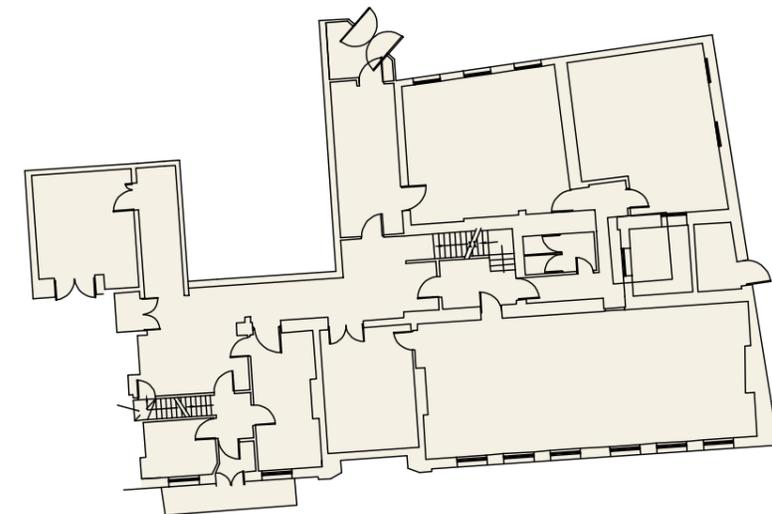
Constabulary Block	M ² GIA	SQFT GIA
Basement	141.78	1,526
Ground Floor	574.60	6,185
First Floor	200.32	2,156
TOTAL	916.7	9,867

Centre Block	M ² GIA	SQFT GIA
Basement	350.36	3,771
Ground Floor	362.20	3,899
First Floor	373.92	4,025
Second Floor	153.22	1,649
TOTAL	1239.7	13,344

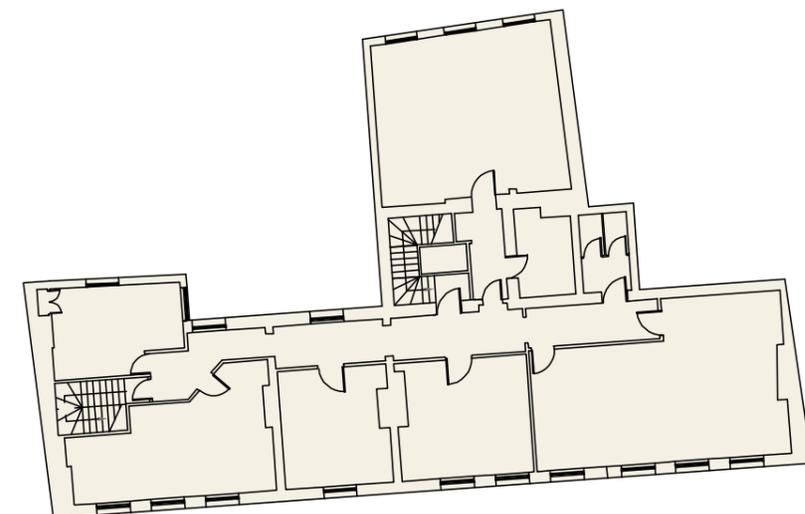
Basement Constabulary



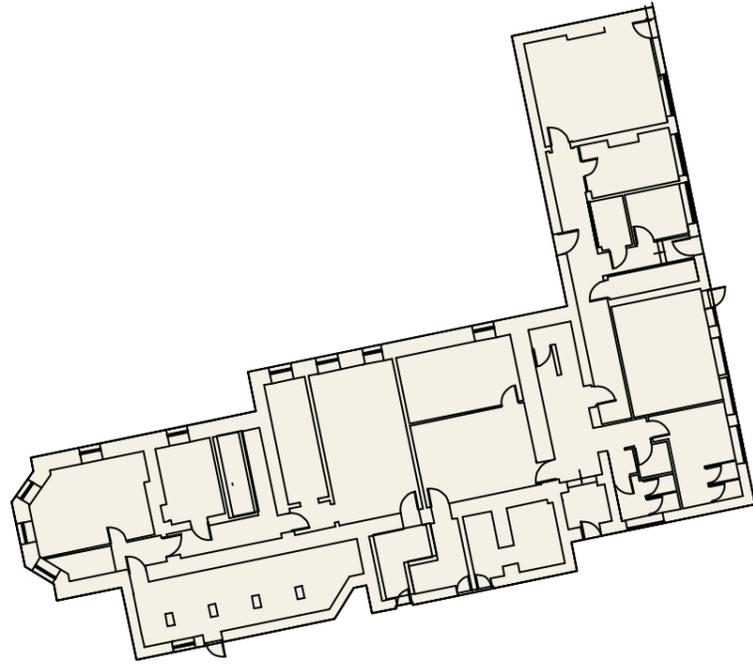
Ground Floor Constabulary



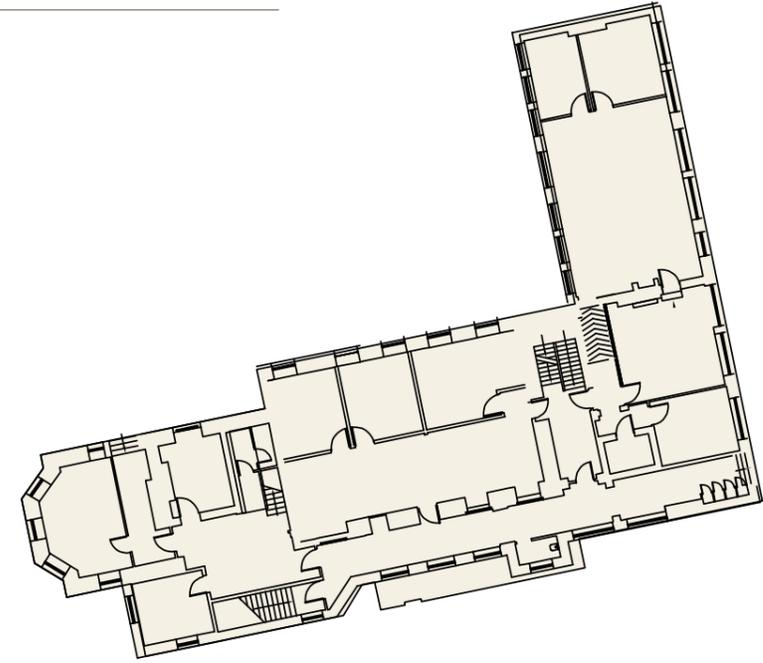
1st Floor Constabulary



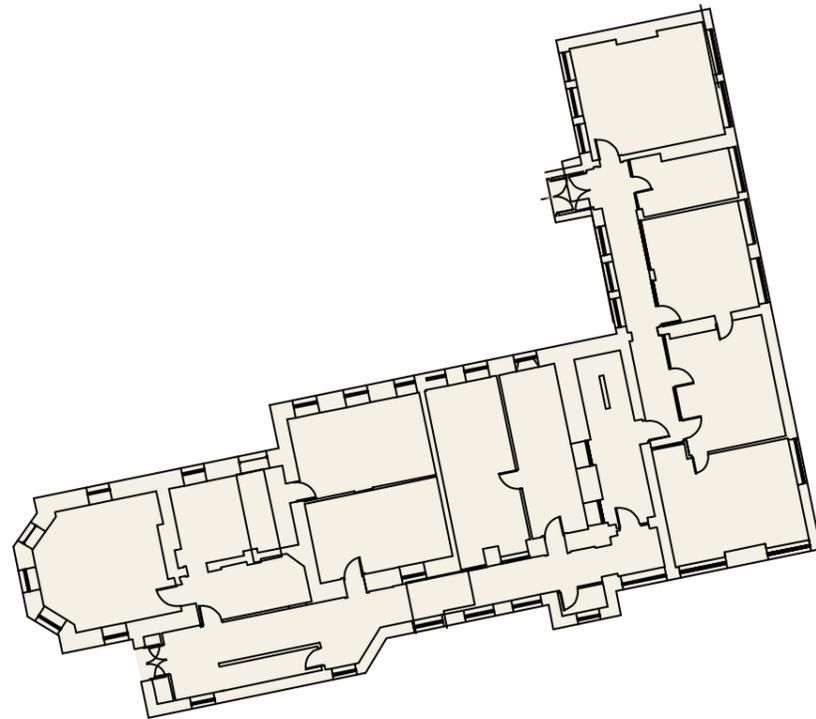
Basement Centre Block



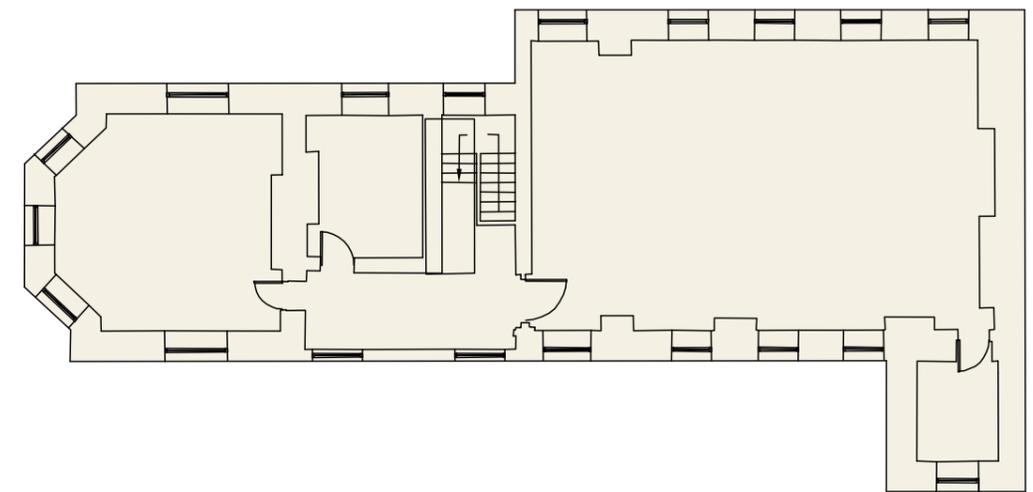
1st Floor Centre Block



Ground Floor Centre Block



2nd Floor Centre Block



Floor plans are for indicative purposes only



FURTHER INFORMATION

DATA ROOM

For data room access please contact Sole marketing Agents Vail Williams.

EPC

Available in the data room.

FLOOR PLANS

Available in the data room.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

INSPECTIONS

Inspections are by appointment only and can be arranged by contacting a member of the Vail Williams team below.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

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