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Hadland
CHARTERED SURVEYORS

YOUR COMMERCIAL PROPERTY SPECIALISTS

COMMERCIAL • INDUSTRIAL • RETAIL • DEVELOPMENT • INVESTMENT

TO LET
TOWN CENTRE SHOP WITH OFFICES/STOREROOMS ABOVE
588 SQ. M (6,329 SQ. FT)



77 ABINGTON STREET
NORTHAMPTON
NN1 2BH

- **DOUBLE FRONTED GROUND FLOOR RETAIL UNIT WITH OFFICES/STORE ABOVE**
- **PROMINENT POSITION ON NORTHAMPTONS MAIN HIGH STREET**
- **SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING**
- **NEARBY OCCUPIERS INCLUDE TESCO, BURGER KING, BBC RADIO NORTHAMPTON, H & M AND SPORTS DIRECT**

THE PROPERTY IS AVAILABLE TO LET ON A NEW LEASE FOR A TERM OF YEARS TO BE AGREED AT AN INITIAL ASKING RENT OF £45,000 PER ANNUM EXCLUSIVE



RICS

TEL: 01604 639657

www.hadlands.co.uk

LOCATION

Northampton is England's second largest town with a population of 222,500 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. Northampton currently has an Enterprise Zone status which aims to support both new and expanding businesses by offering incentives.

The new £330 million University of Northampton Waterside Campus has been constructed along the River Nene and provides state of the art education facilities to 15,000 students and is just a short walk from the town centre. The campus opened in September 2018.

Abington Street is partly pedestrianised, with strong footfall and parking bays.

DESCRIPTION

The property comprises of a two storey building of concrete construction with open plan retail space on the ground floor and storage space/offices above.

ACCOMMODATION

Ground floor	306.2 sq. m	3,296 sq. ft
First floor	281.8 sq. m	3,033 sq. ft
Net Internal Area	588 sq. m	6,329 sq. ft

RATES

Rateable Value: £ 66,500

The above information has been obtained through verbal enquiries of Northampton Borough Council Rating Department (0300 330 7000). Interested parties should verify this information.

TERMS

The property is available to let on a new lease for a term of years to be agreed at an initial asking rent of £45,000 per annum exclusive.

LEGAL COSTS

Each party is to be responsible for their own legal costs involved in the transaction.

VAT

The rental quoted excludes any VAT which the landlord may have a duty or choose to impose.

EPC

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A full copy of the EPC report is available upon request.

VIEWING

Strictly by appointment through the Sole Agents:



Tel: 01604 639657

Misrepresentation Act: Hadland for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Hadland has any authority to make or give any representation or warranty whatsoever in relation to this property.

Value added tax: Value added tax may be payable on the purchase price and/or on the rent and/or on the other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate advice