

CLASS E OPPORTUNITY NORTHAMPTON UNIT A, 16/18 ABINGTON STREET

SUBJECT TO LANDLORD WORKS

Description

The premises are situated in a prime location immediately adjoining **Wenzel's**, whilst in close proximity to the entrance of The Grosvenor Centre and retailers such as **HSBC** and **Holland & Barrett**. Other nearby retailers include **Superdrug**, **Waterstones** and **Clarks**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

Following the completion of the landlord works, the premises will comprise the following approximate areas:

Ground Floor Sales	1,913 sq. ft. (177.72 sq. m)
First Floor Ancillary	3,643 sq. ft. (338.45 sq. m)
TOTAL	5,556 sq. ft. (516.17 sq. m)

Lease

The premises are available on a new effectively FRI lease for a term of years to be agreed.

Rent

£77,500

per annum exclusive.

Service Charge

The service charge is quoting £1.50 per sq. ft.



Business Rates

The business rates will be re-valued.

EPC

The property has an EPC rating of C 53. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Matt Beardall **07825 442413**
matt.beardall@greenpartners.co.uk

Sophie Marich **07375 625623**
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Subject to Contract

