

CLASS E OPPORTUNITY NORTHAMPTON UNIT B, 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 **Clark's**.

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 | 1,116 sq. ft. (103.68 sq. m) |
| TOTAL | 1,116 sq. ft. (103.68 sq. m.) |

Lease

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

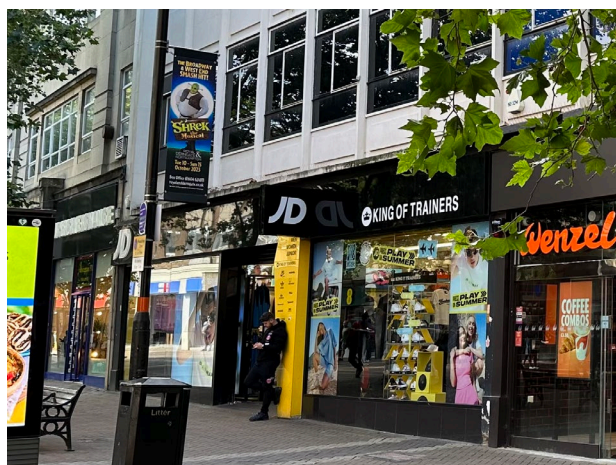
Rent

£40,000

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**
sophie.marich@greenpartners.co.uk

Subject to Contract

