

251-255

WELLINGBOROUGH ROAD
NORTHAMPTON

LEASING OPPORTUNITY
FREEHOLD POTENTIALLY AVAILABLE

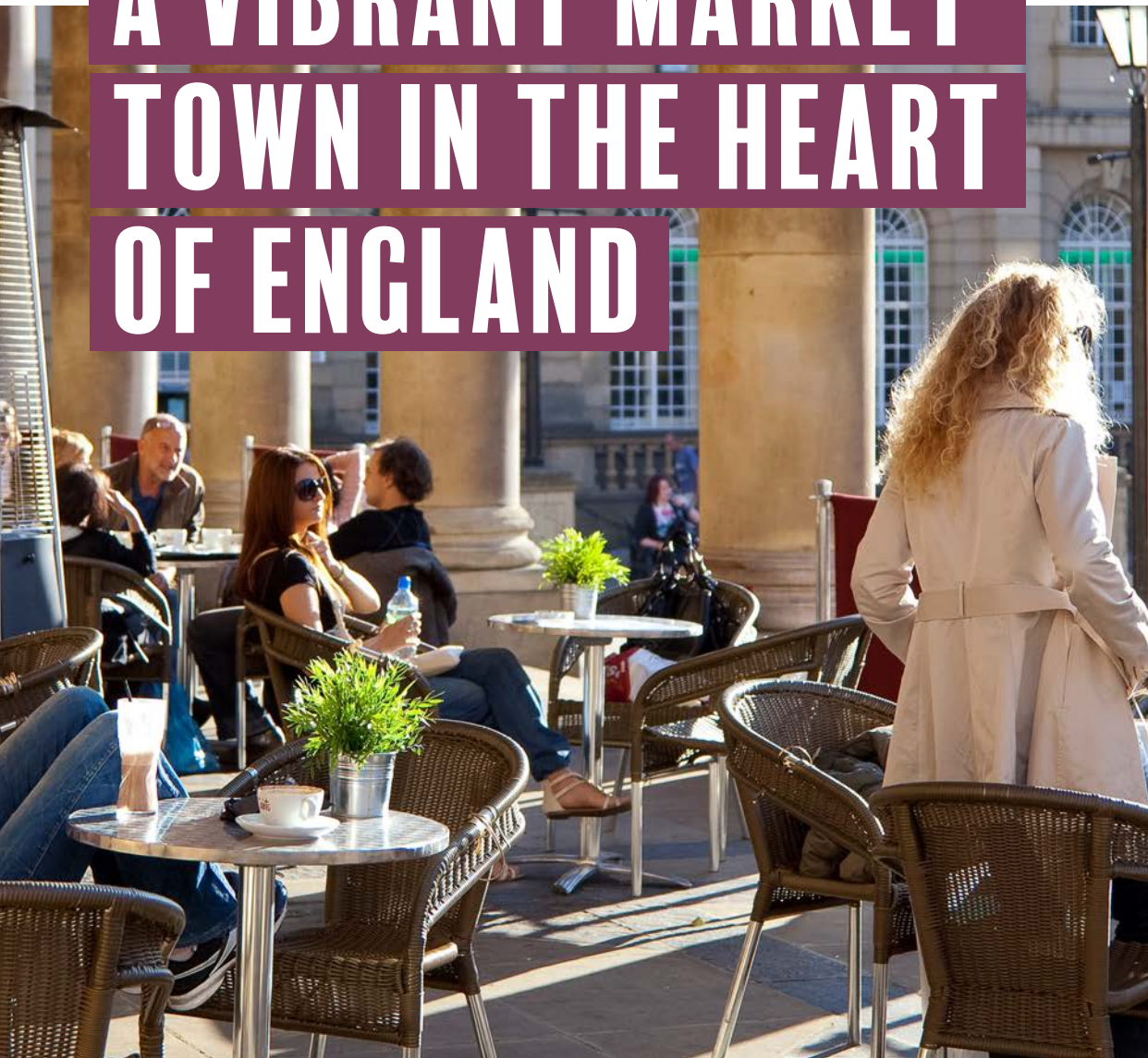
UNIQUE LEASEHOLD OPPORTUNITY IN THE ICONIC FORMER THACKERAY'S SITE.

251-255
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NORTHAMPTON

A VIBRANT MARKET TOWN IN THE HEART OF ENGLAND



Northampton blends rich history with modern growth. Once the centre of Britain's renowned boot and shoe industry, the town now thrives as a cultural, commercial, and retail hub. With its mix of heritage architecture, green spaces like Abington Park, and strong transport links to London and Birmingham, Northampton offers the perfect balance of tradition and contemporary living - making it an ideal location for shopping, business, and lifestyle experiences.

With a population of 215,000 Northampton is one of the largest market towns in England. It is a county town of Northamptonshire in the East Midlands and is situated 60 miles (97 km) north-west of London and 45 miles (72 km) south-east of Birmingham.

(Source: Promis)



455,000
PRIMARY CATCHMENT



260,000
SHOPPERS



The M1 Motorway (Junctions 15 and 15a) is located to the south of the town, providing access to the wider motorway network.



East Midlands Airport is 52 miles (84 km) to the north, London Luton Airport is 39 miles (63 km) to the southeast and Birmingham Airport is 50 miles to the northwest.



FAST & DIRECT TRAINS



60 mins
LONDON EUSTON

65 mins
BIRMINGHAM (NEW STREET)

SITUATED ON WELLINGBOROUGH ROAD.



Originally part of Northampton's booming boot and shoe manufacturing industry in the late Victorian era, the buildings around 194–196 and 254 Wellingborough Road once housed small footwear workshops known as Abington Works, a sleeve of the town's industrial legacy. Though not currently listed, the structures are noted in historic surveys as traditional Victorian masonry terraces built around the 1880s for shoemaking enterprises.



FRASERS GROUP

OVER TIME, THE BUILDING
EVOLVED FROM WORKSHOP
TO RETAIL PREMISES.

In 2024, following the closure of the long-standing family-run Thackeray's boutique, Frasers Group acquired the site and launched FLANNELS Northampton in the same location, retaining the existing façade for continuity and character.

THE RETAIL INTERIOR WAS MODERNISED FOR FASHION FLAGSHIP USE - creating high-end display areas spread across multiple floors yet preserving exterior charm and street presence.

PROMINENT POSITION

The subject property occupies a prominent spot on Wellingborough Road, an area known for high footfall and mixed retail/residential use, adjacent to Abington Park and a short walk from the town centre.

The property is arranged over ground, first and second floors with a rear car park. The property is suitable for a number of alternative uses.



RATEABLE VALUE

£27,750
UBR 25/26 £0.499

LEASE

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

ACCOMMODATION

FLOOR	SQ FT	SQ M
Ground	2,497	232
First	2,174	202
Second	410	38
Total	5,081	472



TENURE

Leasehold - Freehold potentially available.

EPC

The property has an EPC rating of a B. A full report is available upon request.

PLANNING

Class E.

RENTAL

Available upon application.

LEGAL COSTS

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

The logo consists of the numbers '251-255' in a stylized, bold font. The '251' is green with a white outline, and the '255' is purple with a white outline. They are connected by a small hyphen.

251-255

WELLINGBOROUGH ROAD
NORTHAMPTON

ENQUIRIES.

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