

PRIME SHOP TO LET

NORTHAMPTON

35/39 ABINGTON STREET



Description

The premises are located in a prime trading position on Abington Street close to the entrance to the Grosvenor Centre and adjacent to **Vodafone**. Other nearby occupiers include **Tesco Metro, H&M, Costa, Metro Bank** and **Specsavers**.

The premises further benefit from a secondary entrance into The Grosvenor Centre, in close proximity to **Primark** and boasts an annual footfall in excess of 11 million people.

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

Accommodation

The premises are arranged over ground, first and second floors and comprise the following gross internal areas:

Ground Floor	21, 205 sq. ft.	(1,970 sq. m)
First Floor Ancillary	26,803 sq. ft.	(2,490 sq. m)
Second Floor	7,409 sq. ft.	(688 sq. m)
Total	55,417 sq. ft.	(5,148 sq. m)

The premises can be subdivided. Further details available upon request.

The premises are serviced via a rear loading area.

Lease

The premises are available on a new full repairing and insuring lease for a term of years to be agreed subject to 5 yearly upward only rent reviews.

Rent

Upon application.

VAT

All figures referred to in these particulars are exclusive of VAT (if applicable).

User

The premises currently benefit from A1 use, however other uses may be possible, subject to planning. Further details available upon request.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£510,000
UBR (20/21)	0.512p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

An EPC has been commissioned. Further details are available upon request.

Legal Costs

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

Viewing

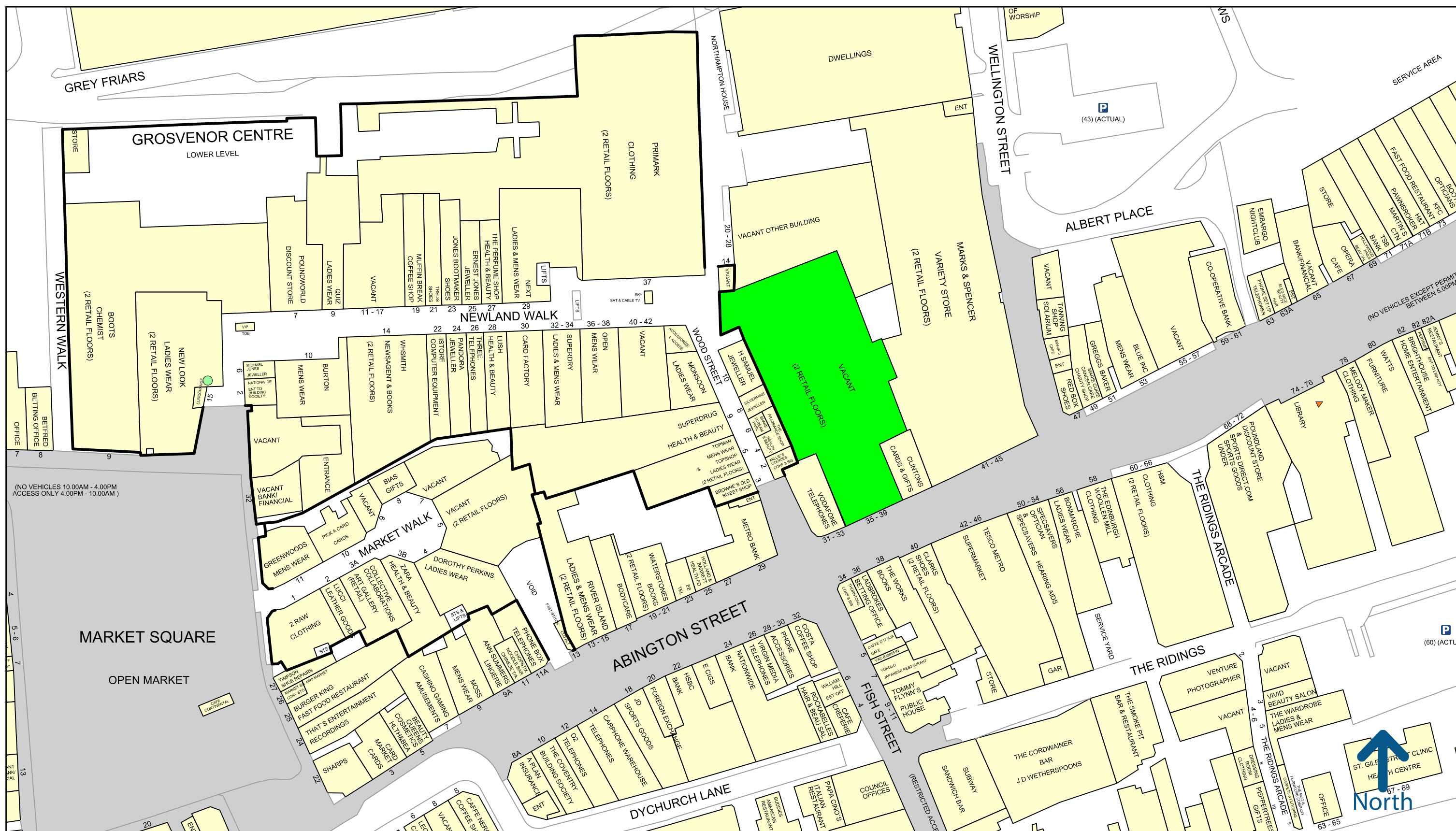
Viewing is strictly by appointment through joint agents, **Green & Partners**, contacting:

Mike Willoughby 020 7659 4827
mike.willoughby@greenpartners.co.uk

Or, **Chown Commercial**, contacting:

Simon Chown 01604 604 050
spc@chowncommercial.co.uk

Subject to Contract



Experian Goad Plan Created: 24/08/2018
Created By: Green and Partners