

Phone 01604 629988 • Fax 01604 626247 • Email [enquiries@abbeyross.co.uk](mailto:enquiries@abbeyross.co.uk)  
• Website [www.abbeyross.co.uk](http://www.abbeyross.co.uk)

**54 ADAMS AVENUE  
NORTHAMPTON  
NN1 4LJ**



**PREMISES AND YARD TO LET  
ON TEMPORARY SHORT TERM BASIS**

**Location**

The property is located in a popular residential area on the east side of Adams Avenue at its junction with Billington Street, just off the A4500 (Wellingborough Road), where a full range of facilities are available, to include banks, supermarkets and a variety of retailers. The site is within walking distance of the town centre and lies within a mixed use area of the town comprising traditional terraced housing, converted multi-storey factory warehouses interspersed with commercial uses. Adjoining the property are terraced houses. Stimpson Avenue Primary School located in the next street and there is a Post Office in Barry Road.

Northampton, the county town of Northamptonshire, is located approximately 108 km (67 miles) north west of London. Other centres of population within the vicinity include Bedford, 34 km (21 miles) distance, Leicester, 61 km (38 miles) distance and Birmingham, 86 km (53.6 miles) distance. Closer centres of population include Wellingborough and Kettering, 19 km and 17 km distance respectively.

**Description**

The property has a site frontage to Adams Avenue of 15.5 metres (51 ft) and a frontage to Billington Street of 28 metres (92 ft) and is essentially rectangular in shape, although it does widen to the rear behind 56 Adams Avenue. The original building comprises an end of terrace building of brick construction and pebbledash rendered frontage to Adams Avenue and is a conglomeration of two storey and single storey buildings, some elements with flat roofs and other elements with pitched tiled roofs. Attached to the southern elevation is a flat roofed electricity sub-station building. There is a concreted yard that has a portakabin placed on it and double gate access onto Billington Street.

Internally the property is arranged as a front office/sales area with warehouse storage facilities to the rear and offices, storage and boardroom at first floor level. There is a basement under the rear section of the ground floor although this area was not inspected.

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#### Accommodation

Briefly comprises (subject to amendment/measurements approximate):-

##### Ground Floor

Retail Area	-	internal width 15ft 7in	Internal depth 23ft 1in
Net internal sales area	-	359 sq ft / 33.39 sq m	
Storage / Warehouse	-	1,026 sq ft / 95.3 sq m	
Portakabin	-	567 sq ft / 52.65 sq m	
WC block	-	115 sq ft / 10.65 sq m	

##### First Floor

Front Office	-	11ft 6 in x 15 ft 7 in / 179 sq ft / 16.62 sq m	
Kitchenette	-	5 ft 3 in x 8 ft / 42 sq ft / 3.9 sq m	
Hall / Corridor	-	24 ft 3 in x 7 ft 5 in / 180 sq ft / 16.72 sq m	
Office	-	9 ft 1 in x 8 ft 11 in / 88 sq ft / 8.15 sq m	
Storeroom	-	13 ft 1 in x 11 ft 9 in / 154 sq ft / 14.3 sq m	
Rear Office (Boardroom)	-	31 ft 5 in x 12 ft 6 in / 393 sq ft / 36.49 sq m	

Basement - Not inspected

**Total Floor Area - 3,103 sq ft / 288.17 sq m**

**Site Area - Approx 0.057 hectares**

#### Rates

Rateable Value	-	£11,500
Rates payable 2011/2012	-	£4,979.50

Interested parties should make their own enquiries of the combined Rating Department on 01933 231604.

#### Terms

The premises and yard are available on a short term/temporary basis only. The rent will be based on £10,000 per annum exclusive.

#### Costs

Each party to be responsible for their own costs.

#### Value Added Tax

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

#### A Code of Practice for Commercial Leases

ARPC encourage all Landlords and Lessees to consider the recommendations of this publication – applicants should enquire directly to the Agents to discuss specific terms. For further information visit [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

#### Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants  
Albion House  
Victoria Promenade  
Northampton NN1 1HH

Telephone: 01604 629988  
Fax: 01604 626247  
E-mail: [ru@abbeyrossgb.com](mailto:ru@abbeyrossgb.com)  
Contact: **Robin Ungemuth**

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