

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk
• Website www.abbeyross.co.uk

Retail Shop

To Let

(Possibly For Sale)

26-28 Kingsley Park Terrace
Northampton
NN2 7HG



- **Double Width Retail Unit**
- **On-Street Car Parking**
- **Open A1 Retail Consent**

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Location

Kingsley Park Terrace is a popular parade of shops fronting the Kettering Road (A5123) located approximately 1.9 miles North East of Northampton town centre. Operators in the vicinity include both national and local retailers such as Co-Op Food Store, Nationwide Building Society, Lloyds TSB, Pizza Hut and a number of local retailers.

Accommodation

The premises comprises a ground floor retail unit currently laid out as sales plus ancillary storage with potential to increase the sales area. The unit benefits from a double width display window and electrically operated security shutter.

Gross Frontage	-	31 ft	9.45 m
Sales Depth	-	54 ft 6 in	10.6 m
Sales Area	-	1,825 sq ft	170 sq m
Storage	-	840 sq ft	78 sq m
Total	-	2,665 sq ft	248 sq m

(Measurements are stated on a net internal basis in accordance with the RICS Code of Measuring Practice)

Rating Details

Rateable Value	-	£24,250
Rates Payable 2012/2013	-	£11,106.50

Further enquiries should be directed to the Combined Rating Authority for Northampton and Wellingborough (tel: 01933 231691).

Planning

We have been verbally advised that the property has consent for Class A1 (Retail) use as defined by the Use Classes Order 1987. Alternative uses may be permitted and interested parties are encouraged to direct enquiries to the Local Planning Authority, Northampton Borough Council. Tel: 01604 837837.

Terms

The premises are available on a new lease for a term to be negotiated at a net initial rental of £30,000 per annum exclusive.

Alternatively, a disposal of the freehold interest would be considered, but would also include the three flats above, each held on an Assured Shorthold tenancy. Further details available from the Agents.

Costs

Each party to be responsible for their own respective legal costs incurred.

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.

Energy Performance Certificate

A full paper or electronic copy of the EPC and Recommendation Report is available free of charge by request.

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.lettingbusinesspremises.co.uk

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Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants
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Victoria Promenade
Northampton NN1 1HH

Telephone: 01604 629988
Fax: 01604 626247
E-mail: ru@abbeyrossgb.com
Contact: Mr Robin Ungemuth

Disclaimer

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