

# CLASS E OPPORTUNITY NORTHAMPTON 16/18 ABINGTON STREET

## SUBJECT TO VACANT POSSESSION

### 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

The premises are arranged on ground and first floors, comprising the following approximate areas:

<b>Ground Floor Sales</b>	3,316 sq. ft. (308.06 sq. m)
<b>First Floor Ancillary</b>	3,309 sq. ft. (307.41 sq. m)
<b>TOTAL</b>	<b>6,625 sq. ft. (615.48 sq. m)</b>

### Lease

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

### Rent

# £95,000

per annum exclusive.

### Service Charge

The service charge for the current financial year is £6,670.34 per annum.



### Business Rates

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

<b>Rateable Value</b>	£58,500
<b>UBR (24/25)</b>	0.546p

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

### 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.

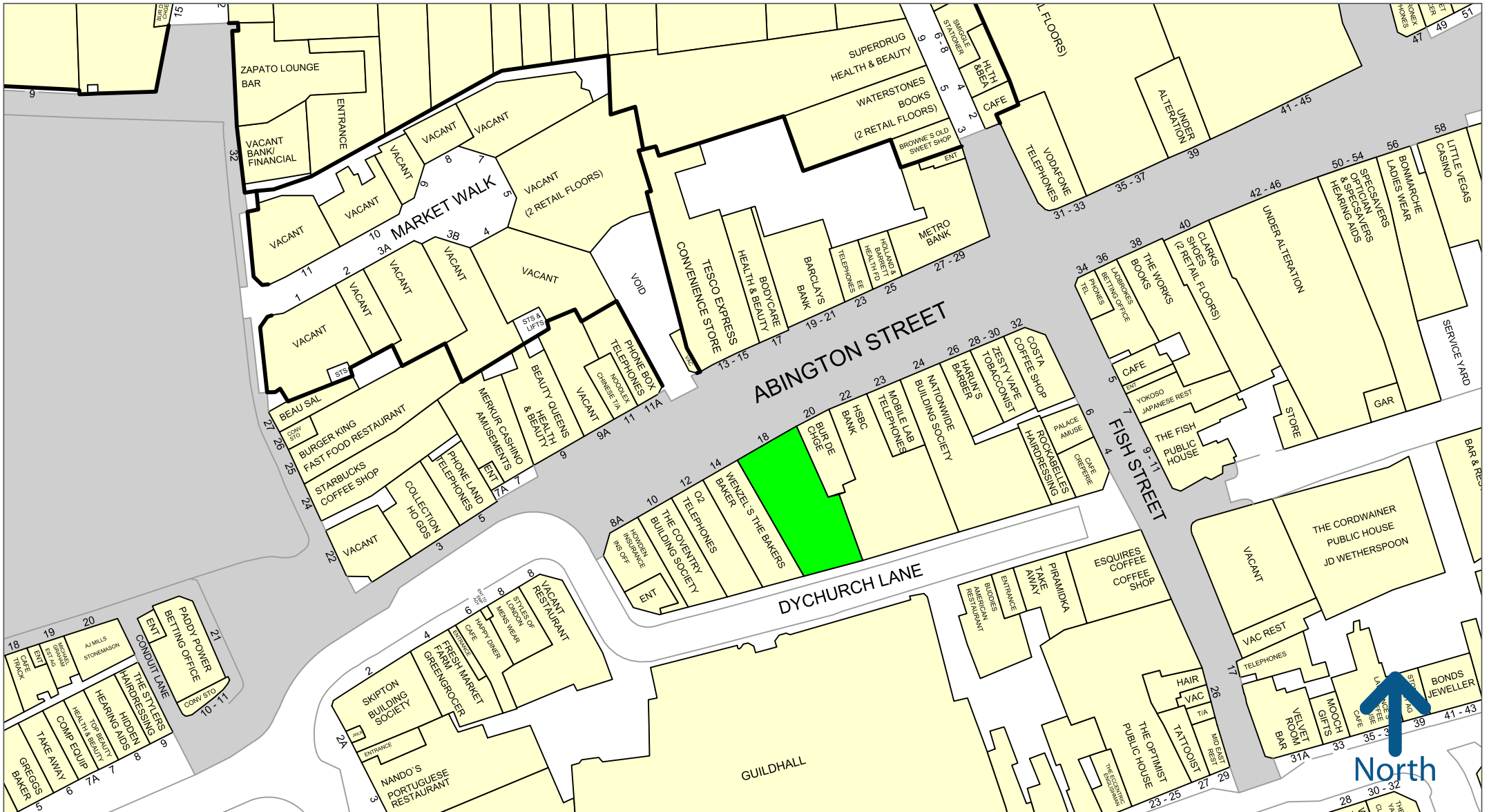
### Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

**Matt Beardall**      **07825 442413**  
[matt.beardall@greenpartners.co.uk](mailto:matt.beardall@greenpartners.co.uk)

**Sophie Marich**      **07375 625623**  
[sophie.marich@greenpartners.co.uk](mailto:sophie.marich@greenpartners.co.uk)

*Subject to Contract*



50 metres

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