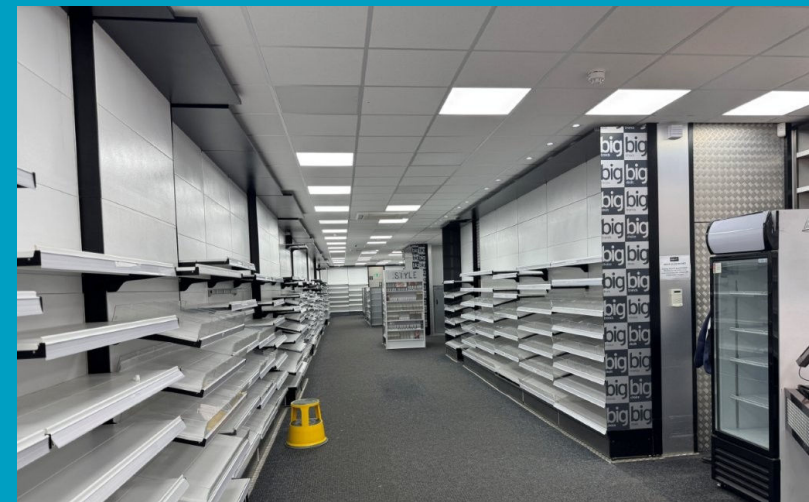
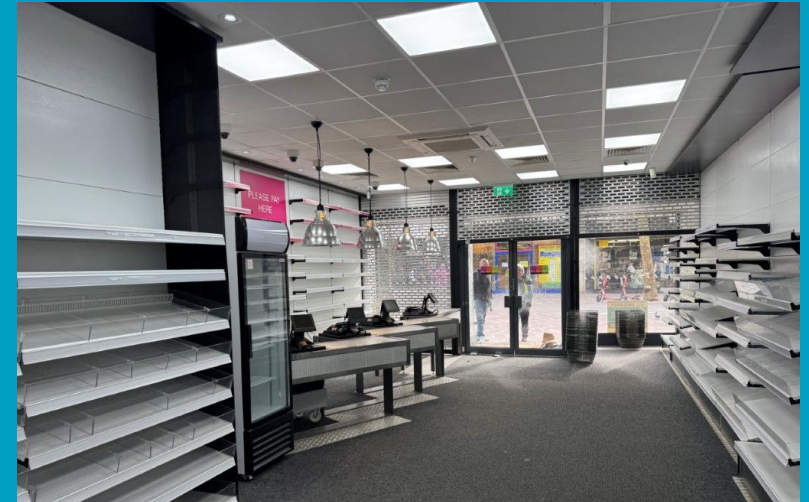


TO LET:

Prime Town Centre Retail Premises

17 Abington Street, Northampton NN1 2AN



- Prime retail unit of 4,828 sq ft (448.51 sq m)
- Accommodation over three floors
- Next to Tesco Express and Barclays Bank
- Available to let on a new lease

LOCATION

Northampton is England's second largest town with a population of 222,500 and is a strategic location for many national organisations as their central hub for business.

Northampton has excellent rail and road communications, with hourly train services to London and road links to the M1 at Junctions 15, 15a and 16, and to the A14 in the North.

The new £330 million University of Northampton Waterside Campus has been constructed along the River Nene and provides state-of-the-art education facilities to 15,000 students and is just a short walk from the town centre.

Abington Street is partly pedestrianised with a strong footfall and parking bays. Neary occupiers include Tesco Express, Barclays Bank, Specsavers, Clarks and The Works.

Substantial redevelopment is taking place on Abington Street to include the demolition and redevelopment of the former BHS and M&S stores to a large residential scheme to include commercial units on the ground floor.

THE PROPERTY

The property is arranged over ground, first and second floors with loading via the top floor from the service area of the Grosvenor Shopping Centre.

ACCOMMODATION

The property has the following approximate floor areas:

Description	Sq M	Sq Ft
Ground Floor	214.13 sq m	2,305 sq ft
First Floor	119.93 sq m	1,291 sq ft
Second Floor	114.45 sq m	1,232 sq ft
TOTAL	448.51 sq m	4,828 sq ft



PLANNING

The shop has established use as a retail shop under Class E (commercial, business and service) of the Use Classes Order.

SERVICES

We are advised that mains services are connected to the premises (electricity, water & drainage).

None have been tested by the agents.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C (64)

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ANTI MONEY LAUNDERING: To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required may include corporate structure and ownership details; identification and verification of ultimate beneficial owners; satisfactory proof of the source of funds for the buyers, funders, lessees.

BUSINESS RATES & COUNCIL TAX

Rateable Value (2026): £38,000

Applicants are advised to verify the rating assessment with the Local Authority.

TENURE

The property is being offered to let on a new effective full repairing & insuring lease with terms to be agreed.

RENT & SERVICE CHARGE

Upon application.

All figures quoted are exclusive of any VAT which the landlord has a duty to charge.

BUILDINGS INSURANCE

The insurance is to be reviewed annually on the renewal date and recharged to the tenant.



ANTI-MONEY LAUNDERING & TERRORISM FINANCING REGULATIONS

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LEGAL COSTS

Each party is to bear their own legal costs, subject to an undertaking to cover landlord's abortive costs once contracts are raised.

VIEWING

To view and for further details please contact:

Samantha Jones

Email: samjones@prop-search.com

Mobile: 07990 547366



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