

LOT 59 - Northampton

Commercial Auction - 24th March 2026

allsop



****Freehold Parade of Shops Investment with Development Potential ****

71 - 77B Abington Street, Northampton, Northamptonshire, NN1 2BH

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GUIDE PRICE *

£2.2M - £2.3M

Gross Initial Yield 13.54%

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Live Stream (the first lot to be offered at 11.00 am)

Key Features

- Comprises 12 retail units with upper parts
- Total accommodation of approx. 3,565.27 sqm (38,376 sq ft)
- Town Centre location
- Nearby occupiers include The Salvation Army, Poundland, Sports Direct, Burger King and BBC Radio
- Residential Redevelopment Potential (Subject to Consents)
- VAT is not applicable
- **Eight Week Completion Available**

Total Current Rent Reserved

£297,913.04 p.a.

Tenure

Freehold



Location

- ★ Northampton is the county town of Northamptonshire and is a well established commercial centre, 67 miles north of London, 36 miles south of Leicester and 54 miles south-east of Birmingham
- ▲ The M1 Motorway (Junctions 15, 15A and 16) lies to the west of the town with the A428 providing access to Bedford and the A45 to Peterborough and Coventry
- 🚉 Northampton Rail Station provides a regular and direct service to London Euston and Birmingham New Street
- 📍 The property is situated on the northern side of Abington Street, close to its junction with St Giles' Terrace
- 🏪 Occupiers close by include The Salvation Army, Poundland, Sports Direct, Burger King, BBC Radio, Scope and Greggs amongst many others

Northampton Town Centre Redevelopment Schemes

- The town centre is seeing numerous development schemes taking place or planned in the near future. These include;
- Abington Street & Fish Street is undergoing c.£5m public realm improvements including new paving, seating, trees, landscaping, and public art installations
- Market Square – Refurbished with new paving, permanent market stalls, seating, & large event space, has recently been completed
- Former M&S & BHS (35-45 Abington Street) – Demolition is underway since June 2025 (including the old Job Centre on Wood Street). c.£70m redevelopment by Capital&Centric will deliver hundreds of flats, & mixed use commercial. Full delivery expected over 3-4 years.

- Greyfriars – West Northamptonshire's biggest ever regeneration scheme, in partnership with the English Cities Fund. Over 1,000 new homes, workspaces, cultural venues, and green spaces on the town's largest brownfield site. The historic Corn Exchange will become a cultural hub. Site investigations underway winter 2025/26
- Four Waterside & Marefair – c.£130m mixed-use scheme by Cityheart next to the railway station, on a 5-acre brownfield site vacant for over a decade. Remediation works began autumn 2025
- Market Walk / STACK – The former Market Walk shopping centre will become a leisure/entertainment venue operated by STACK, due to open in 2026
- In addition other planned projects include; the Marefair Heritage Gateway / Abington Street Park, NN Contemporary Art Gallery, & 15-Year Town Centre Masterplan – to create a long-term regeneration framework with public consultation launched in summer 2025

Planning

- The property has lapsed consent (N/2017/1479, approved 14/11/2018) for 'Refurbishment and extension of existing building (71-77b Abington Street), including additional floors above ground level ranging in height from two to five storeys, 48no residential flats (Use Class C3), car parking, landscaping, associated servicing, bin and cycle storage.' The property may lend itself to an alternative mixed use scheme, subject to the existing leases obtaining all the necessary consents. All enquiries should be made with the local authority: West Northamptonshire Council www.westnorthants.gov.uk

VAT - VAT is not applicable to this Lot.

Allsop

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Schedule

Address	Present Lessee	Accommodation			Lease Details	Current Rent (PA)	Next Review / Reversion
Unit 1 (71.)	Individual	Ground & First Floors	523.41 sq m	5,634 sq ft	5 years from 10.10.2023 FR& I	£32,000 p.a.	Reversion 2028
Unit 2 (71a)	Individual	Ground & First Floors	281.68 sq m	3,032 sq ft	10 years from 19.05.2023 Rent review every 5th year FR& I	£22,500 p.a.	Rent Review 2028
Unit 3 (71b)	Harvey & Thompson Ltd	Ground & First Floors	269.23 sq m	2,898 sq ft	10 years from 28.06.2017 FR& I	£42,500 p.a.	Reversion 2027
Unit 4 (73.)	Chicken 4 U Upton Limited	Ground & First Floors	267.93 sq m	2,884 sq ft	10 years from 07.02.2023 FR& I	£27,500.04 p.a.	Reversion 2033
Unit 5 (73a)	Mohammad N Kabiri	Ground & First Floors	270.34 sq m	2,910 sq ft	10 years from 22.01.2021 Rent review every 5th year FR& I	£22,500 p.a.	Rent Review 2026
Unit 6 (73b)	Adly Gamgoum (U6)	Ground & First Floors	273.32 sq m	2,942 sq ft	3 years from 01.03.2023 FR& I	£22,500 p.a.	Reversion 2026
Unit 7 (75.)	Electronx Hub Limited	Ground & First Floors	272.76 sq m	2,936 sq ft	20 years from 25.08.2020 Rent review on 25.08.2026 FR& I	£22,500 p.a.	Rent Review 2026
Unit 8 (75a)	7 Star Unisex Salon and Cosmetics Products Limited	Ground & First Floors	297.84 sq m	3,206 sq ft	5 years from 07.03.2025 FR& I	£25,000 p.a.	Reversion 2030
Unit 9 & 10 (77.)	Mach Recruitment Limited	Ground Floor	306.2 sq m	3,296 sq ft	5 Years from 20.02.2026 Tenant break option in 3rd year FR& I	£30,000 p.a.	Reversion 2031
Unit 9 & 10	Vacant	First Floor (Void)	281.75 sq m	3,033 sq ft	Vacant		
Unit 11 & 12 (77a & b)	Development Aid from People to People UK	Ground & First Floors	520.81 sq m	5,606 sq ft	10 years from 01.05.2024 Rent review every 5th year FR& I	£50,913 p.a.	Rent Review 2029
		Total	3,565.27 sq m	38,376 sq ft	Total	£297,913.04 p.a.	

N.B. Not inspected by Allsop. Floor areas taken from Vendors previous valuation report

Featured 1



Featured 2



Featured 3



Featured 4



Featured 5



Featured 6





Featured 8



Featured 9



GOAD Map







Disclaimer

--**Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters**

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
1. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

2. The reserve price is the minimum price at which the Lot can be sold.
3. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

Buyers' fees, Seller's fees and additional charges

4. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:
Residential Auctions
 - Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
 - Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VATCommercial Auctions
 - All Lots: Buyers Fee £1,500 excluding VAT
1. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

2.

VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

3. Please note that Lots may be sold or withdrawn at any time prior to auction.
4. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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