

01604 60 40 50 www.chowncommercial.co.uk

Chartered Surveyors and Commercial Property Consultants

TO LET

83 ABINGTON STREET NORTHAMPTON NN1 2BH

LOCATION

The property is prominently located on Northampton's prime Town Centre shopping street and amongst retailers such as Kall Kwik, Sheinman Opticians, the BBC, Daniel Granger Hairdressing, Northampton Library, Sports Direct, Thomas Cook, Greggs, a variety of Restaurants, Café's and Bar's. Abington Street is partly pedestrianised with short stay parking, along with ample disabled parking. The Grosvenor Centre, which is Northampton's main shopping centre has an array of well-known shops and eateries, all under one roof with covered parking and is just a 5-minute walk away.

ACCOMMODATION

Ground floor retail:	2,434 Sq.ft	(223.12 m2)
First floor offices:	680 Sq.ft	(63.17 m2)
Basement secure store:	700 Sq.ft	(65.03 m2)
Total:	3,814 Sq. ft	(354.30 m2)

Car parking: one space at rear

<u>TERMS</u>

The property is offered at £40,000 pa exclusive

BUSINESS RATES

The Business Rates payable are an estimate only and applications should verify with Local Authority Rateable Value: £41,250



SERVICES

Services connected, Electricity, WC's and Kitchen

VAT

The terms quoted are exclusive of any VAT that our clients may have a duty or choose to impose.

EPC

EPC available upon request.

<u>COSTS</u>

Each party to bear their own legal costs

VIEWING

Strictly by prior appointment with the Sole Agent:

STEPHEN CHOWN src@chowncommercial.co.uk HANNAH BUNTING hb@chowncommercial.co.uk



These particulars are issued on the direct understanding that all negotiations are conducted through Chown Commercial Ltd. The property is offered subject to contract and it still being available at the time of enquiry and no respinance of the accepted or any loss or expenses incurred in viewing. Chown Commercial Ltd for themselves and for the vendors or lessors of this property whose agents they are, given notice that: (i) the particulars are set out as a genera only for guidance of intending purchasers or lesses, and do not constitute part of, an offer of contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and one to compare the data is an agent of a the and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of the fact but must satisfy themselves by inspection of any intending purchasers or tenants should not rely on them as statements or representations of the fact but must satisfy themselves by inspection of any intending any chasers on the agent agreement whetever in relation to the interaction and uncessative and any otherwise in a statements or representations of the fact but must satisfy themselves by inspection of any representation of any casers of the agent agreement of the total part (in the agent) and the total agreement of the total agreement of the total agreement whetever is a statement or representation of any casers of the agreement of the total agreem

