

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

TERMS

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.

COSTS

Each party to bear their own legal costs

VIEWING

Strictly by prior appointment
with the Sole Agent:

STEPHEN CHOWN
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HANNAH BUNTING
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