



12-14 Gold Street, Northampton, NN1 1RS

E/2024

Commercial Investment

12-14 Gold Street, Northampton, NN1 1RS



Agreement

For Sale



Detail

Commercial Investment



Price

£475,000



Size

4,154 sq.ft. (387.04 sqm)



Location

Northampton, NN1 1RS



Property ID

E/2024

For Viewing & All Other Enquiries Please Contact:



Gilbert Harvey

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Director

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Description

The property comprises a three storey semi detached concrete frame building that is set out with ground floor frontage to Gold Street and College Street. The Frontage onto Gold Street has recessed entry with the first and second floors projecting over the ground floor level at this point.

The Upper parts are part glazed and part curtain wall cladding with a building in flat ash felt covered roof.

Access to the first and second floor is via the entrance from College Street leading to staircase leading to both floors. The office are self contained with a male and female w/c's with a suspended ceilings set florescent lighting and heated via electric.

Accommodation

The property has been measured on a Net Internal Basis (NIA) in accordance with the RICS Code of measuring practice.

Floor	Accommodation	sqm	sq.ft.
	Retail Area Zone A	48.46	522
	Retail Area Zone B	51.79	557
	Retail Area Zone C	14.43	155
	Remaining Zone	8.03	86
Basement	Stores	75.99	818
First	Hair Salon	56.18	605
	Treatment Room	6.48	70
	Seperate Salon Room	10.41	112
	Kitchen/Staff Room	3.26	35
	Stores	2.55	27
	Treatment Room	8.67	93
Second	Languaages School Teaching Accommodation/ Offices	100.79	1085
Total		387.04	4,154

Energy Performance Certificate

The property has following Energy Performance Certificates:

Ground Floor and Basement: E/113

First Floor : D/95

Second Floor: D/90

Services

The property has all main services connected or available including mains, water, foul and surface water drainage, Gas and Electricity. The water is sub metered to the tenants paid by the landlord and recharged, electricity is independently metered and gas is not currently connected.

Town and Country Planning

The property is currently being used for retail/food and takeaway use with the most recent planning application relating to references N/2020/1612 being the approval of various conditions of planning /2017/0543 (full planning application for a flexible change of use to allow the premises to be used for a combined delicatessens/ Café/Takeaway/Suigenris (shop) use class A1 now proceeding as new class E(a,b,c) including installation of Kitchen extract system on rear elevation.

Any prospective purchasers should make their own inquiries by contacting West Northamptonshire Council planning department on 0300 1267000.

Rates

The Valuation website indicates that the rateable value for premises know as 12-14 Gold Street, Northampton have the following entries:

12-14 Gold Street, Northampton, Ground Floor/Basement rateable value £17,500.

First Floor 12 Gold Street, Northampton rateable value £7,100.

Second Floor 12 Gold Street, Northampton rateable value £7,300.

Any prospective purchasers should contact the West Northampton Council rate department on 0300 1267000.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

It should be noted that all figures are exclusive of VAT which we understand will be a ppplicable.

Tenure

The property is held freehold under land registry number NN59317.

Proposal

The property is available freehold subject to the tenancies in place seeking offers of £475,000 (There is a service charge that may be levied for the maintenance and repair of all common parts. Further details from the agent.)

Anti Money Laundering

In accordance with the Anti-Money Laundering Regulation 2017, two forms of identification and confirmation of source of funding will be required from the successful purchaser. We will also undertake an electronic identity check which will leave a soft ID print but will not affect credit rating

Occupational Leases

The ground floor and basement were originally Let to Usman Majid at a rent of £22,000 pax on effectively FRI Terms expiring 27th December 2027. That has been subsequently assigned to Rahmatullah Sullamal and Qudratullah Niazaï for the unexpired residue of the term on 18th March 2022.

The first floor is Let to Krzysztof Reksa at a current rent of £11,400 pax rising years 2 and 3 £12,400 pax, then to £13,400 pax end years 4 and 5, £14,400 pax end year 6 and 7, £15,400 pax end years 8 and 9 and finally £16,400 pax end year 10. Lease on effectively FRI Terms expiring on 30th April 2034 with a Landlord break clause on the 1st May 2027 and 2030

The Second Floor is Let to Irina Pulata at a rent of £10,000 pax on effectively FRI terms expiring on the 20th September 2027 with a rent review on the 1st October 2025.

Location

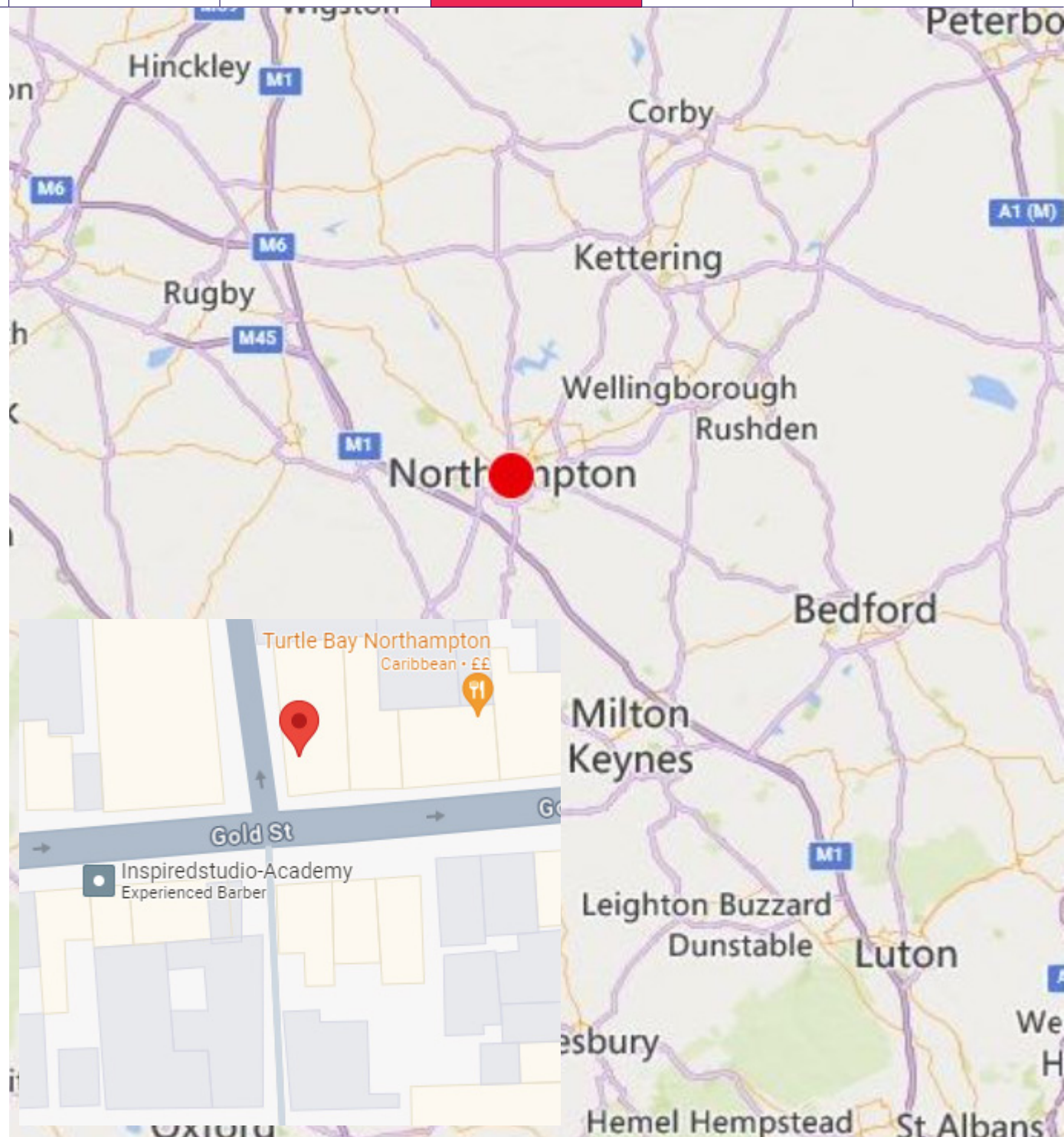
Northampton is a town located in the East Midlands. It is situated approximately 60 Miles Northwest London. 50 miles South East of Birmingham. Northampton is the county town with Junction 15, 15a and 16 of the M1 and excellent links Additionally both A45 and A43 links to the town with the other major county towns and the A14 is close proximity to North linking the East and West.

Northampton Railway station is on the Northamptonshire loop of the West Coast mainline and has services Southbound to London Euston and Northbound to Birmingham.

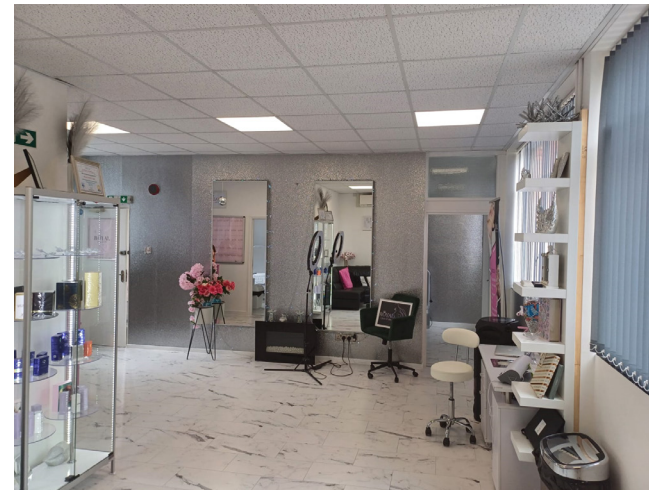
The property is situated fronting the corner of Gold Street and Coll ege Street within the centre of Northampton surrounded by prompoptly local retailer and fast food resturance.



What3words strongman.brisk.eased

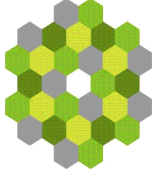




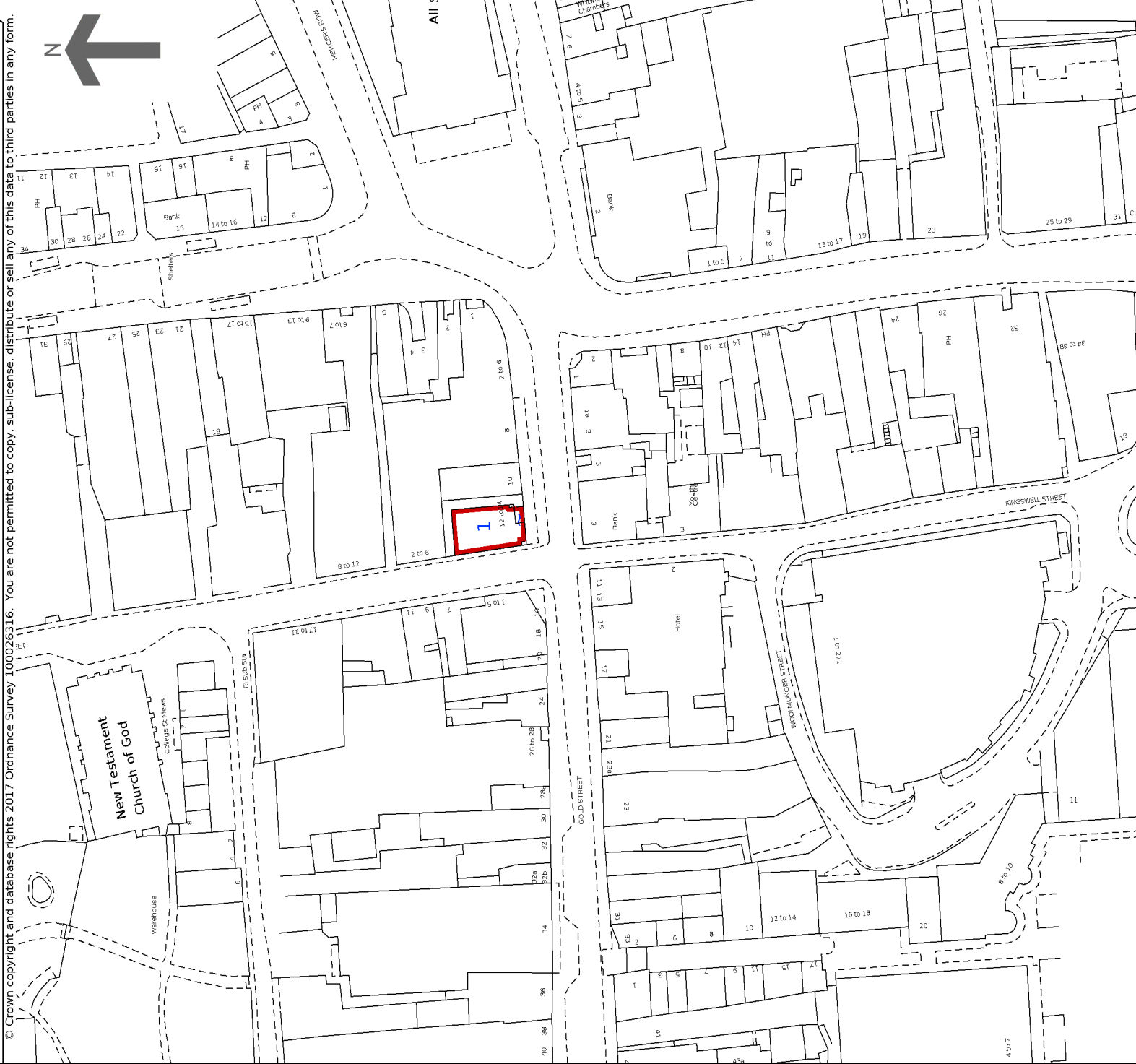


HM Land Registry Current title plan

Title number **NN59317**
Ordnance Survey map reference **SP7560SW**
Scale **1:1250**
Administrative area **West Northamptonshire**



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OVERVIEW

DESCRIPTION

LOCATION

IMAGES

PLANS

This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 21 May 2024 at 16:59:16. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Leicester Office.