



Commercial Property  
Specialists

Surveyors & Planners  
Regulated by RICS

Established 1976

## **NORTHAMPTON**

**55-57 ABINGTON STREET  
NN1 2AW**

### **LOCATION**

Abington Street is Northampton's main shopping street. The subject property is well located opposite H&M, Poundland and Sports Direct and with M&S, BHS and Tesco Metro all nearby.

### **ACCOMMODATION**

The ground floor retail offers a ground floor sales area of 8400 sqft. There is excellent storage above with 5,600 sqft on the first floor and 6,700 on the second floor and a further 1,300 sqft on the second floor.

Rear loading is via a double-height loading bay at first floor level to the rear.  
There is a goods lift.

### **TENURE**

Premises are available on a new 10 year lease on FRI terms.

## **TO LET**

# **Retail Premises**

### **RENT**

£220,000 p.a.

### **RATES**

Rateable Value: £150,000

Rates Payable: £86,351.36 (2011/2012)  
(through verbal enquiries to Northampton B.C.)

### **LEGAL COSTS**

Each party will be responsible for their own legal costs and stamp duty in connection with preparation of the lease.

### **VIEWING**

Strictly through landlords agents, please contact 01572 822791 for further information.

Energy Performance Certificate (EPC)  
Available on request.

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