

**TO LET**  
3,114 Sq Ft



**83 ABINGTON STREET, NORTHAMPTON, NORTHAMPTONSHIRE, NN1  
2BH**

## LARGE CENTRAL RETAIL UNIT

- One car space in rear yard
- Versatile Class E space
- 2,434 Sq.Ft. Ground floor retail
- Walk in safe



## 83 ABINGTON STREET, NORTHAMPTON, NORTHAMPTONSHIRE, NN1 2BH

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, and a variety of Restaurants, Café's and Bar's. Abington Street is partly pedestrianised with short stay parking plus 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.

With 2434 Sq.Ft of retail ground floor area, the premises include 680 Sq.Ft. of first floor offices, kitchen and WC's plus an additional c.700 Sq.Ft. of ancillary basement storage.

### Location

Northampton is a well-established commercial centre in the heart of Central England. The town is approximately 68 miles north of Central London, 55 miles to the south east of Birmingham and 14 miles to the north of Milton Keynes.

The population within a 20-minute drive time is 285,843 and the town's primary retail catchment extends to 467,000.

### Accommodation

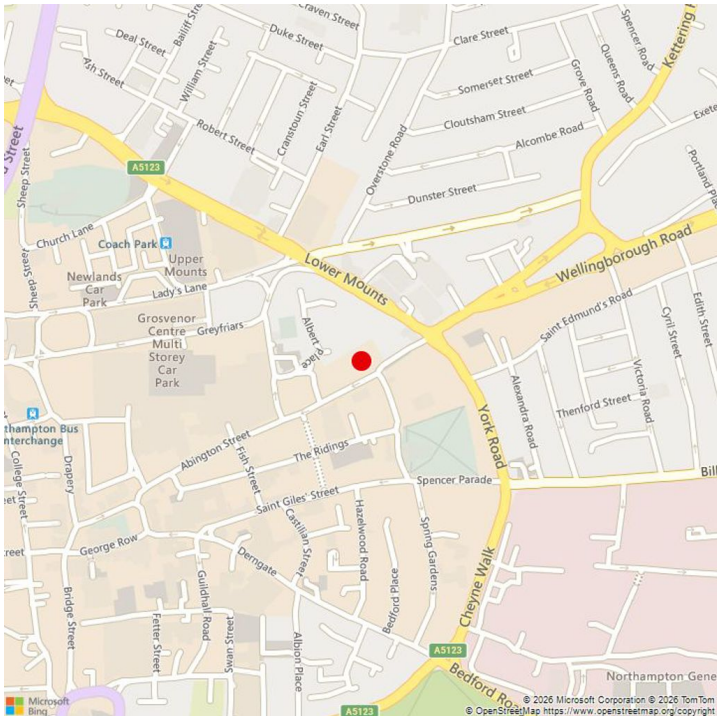
<b>TOTAL</b>	<b>3,114</b>	<b>289.29</b>
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### Services

Electricity, Gas, Water & Drainage

### Legal Costs

Each party to bear their own legal costs incurred in connection with the transaction



### Additional Information

#### Rent

£35,000 Per Annum

#### EPC

C-61

#### Viewing

Viewing strictly by prior appointment with:

**Stephen Chown**  
[src@chowncommercial.co.uk](mailto:src@chowncommercial.co.uk)