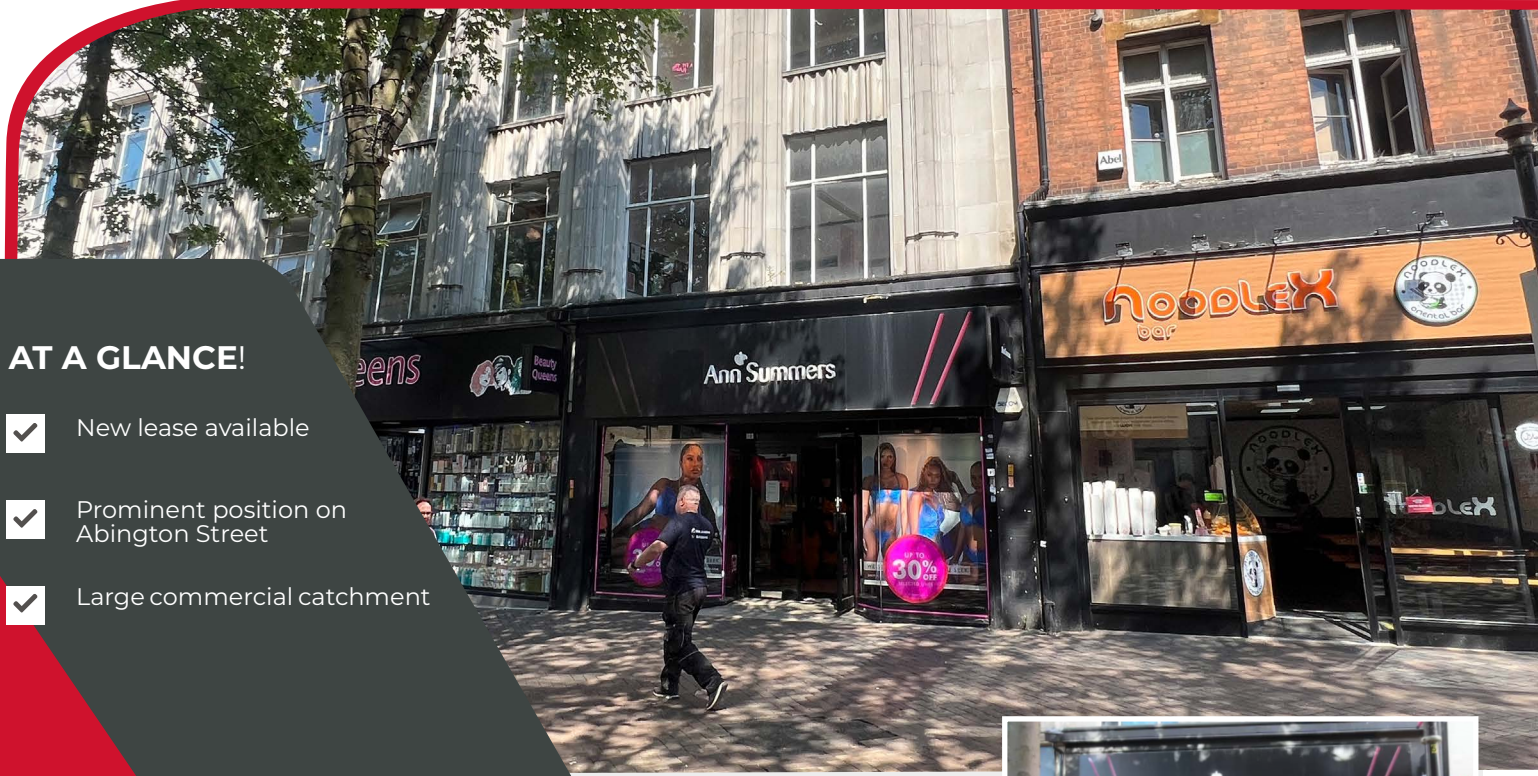


Northampton
9A Abington Street,
NN1 2AN

mre McMULLEN
REAL ESTATE

AT A GLANCE!

- ✓ New lease available
- ✓ Prominent position on Abington Street
- ✓ Large commercial catchment



Location

The subject premises occupy a prominent trading position on the busy pedestrianised Abington Street located in Northampton's town centre. Other nearby retailers include **O2**, **JD Sports**, **Noodle X**, **Tesco Express** and **Bodycare**.

Accommodation

Arranged over the ground, first and second floors, the unit provides the following approximate areas:

	Sq Ft	Sq M
Ground Floor	1,404	130.46
First Floor	467	43.4
Second Floor	660	61.3
Total	2,531	235.16

Tenure

The property is available by way of a new effective FRI lease for a term of years to be agreed.

Rent

£45,000 pax.



Click to View

Viewing & Further Information

Heather Bajade



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m: 07708 899 128
e: hbajade@mcmullenre.com

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Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£24,000
UBR Rate (2023/24)	£0.512
Rates Payable	£12,288

(Interested parties are advised to make enquiries with the Local Authority)

Service Charge

N/A

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

EPC available upon request.

Important Notice

McMullen Real Estate and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McMullen Real Estate have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by McMullen Real Estate: 020 3058 0200.

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