



HARWOODS

Chartered Surveyors & Estate Agents

INVESTMENT OPPORTUNITY
MIXED COMMERCIAL & RESIDENTIAL USE
IN NORTHAMPTON TOWN CENTRE

Net Internal Area of Ground Floors
24 Abington Square – 165.63 sq m (1783 sq ft) approx
26 Abington Square – 106.71 sq m (1143 sq ft) approx



24 – 26 ABINGTON SQUARE
NORTHAMPTON
NN1 4AA

FOR SALE – OFFERS IN EXCESS OF £565,000 Subject to Contract for the Freehold Interest

This mid-terraced, 3 storey Victorian building has ground floor retail premises with the upper floors offering residential accommodation. Main walls are of solid brick construction with pitched slate roof over and more modern extensions to the rear.

The property fronts Abington Square which is in a prominent location on one of the main arterial routes into the town centre. Abington Square provides excellent passing trade both pedestrian and vehicular. To the rear of the property is a useful private car park with 6 parking spaces available and loading and unloading access to 24 Abington Square.

Northampton has a population of approximately 225,000 with a wider catchment area from the surrounding villages. . Main line railway services are available from Northampton station being approximately ¾ mile west of the property with commuter times to London being approximately one hour.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

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NET INTERNAL AREAS:

24 Abington Square:

Ground Floor:	83.41 sq m	(898 sq ft)
Lower Ground Floor:	82.22 sq m	(885 sq ft)
TOTAL:	165.63 SQ M	(1783 SQ FT)

26 Abington Square:

Ground Floor Sales:	64.10 sq m	(690 sq ft)
Lower Ground Floor		
Admin:	42.07 sq m	(453 sq ft)
TOTAL	106.17 SQ M	(1143 SQ FT)

THE PROPERTY:

24 & 26 Abington Square – Retail

Ground Floor has been opened up to provide a single retail space with lower ground floor storage and administration.

First Floor:

Flat 1 & Flat 2 both have 2 Bedrooms, Living Room, Kitchen & Bathroom/Shower/wc.

Second Floor:

Flat 3 has 2 Bedrooms, Reception Room, Kitchen & Bathroom/Shower Room/wc.

Outside:

Private car park accessed from St Edmunds Road providing 6 parking spaces and loading and unloading access to 24 Abington Square.

LEASES:

24 Abington Square – let on an internal repairing and insuring basis for a 9 year term from the 11 December 2015 – 19 November 2024.

26 Abington Square – let on an internal repairing and insuring basis for a 10 year term from the 20 November 2014 – 19 November 2024.

Flat 1 – let on a rolling Assured Shorthold Tenancy Agreement.

Flat 2 – let on an annual 12 month renewable tenancy with an August renewal date.

Flat 3 – let on a rolling Assured Shorthold Tenancy Agreement.

FOR SALE:

Offers in excess of £565,000 subject to contract for the freehold interest.

CURRENT ANNUAL RENT FOR THE BUILDING:

£46,220 per annum – a full breakdown of rent is available on request.

SERVICES:

We understand that mains water, electricity and drainage are connected to the ground floor retail shops.

Please note that Harwoods have not tested any appliances, services or systems and therefore offer no warranty. Interested parties to satisfy themselves about the services, system or appliances.

BUSINESS RATES:

From information supplied from the Local Authority and the VOA web site the rateable value of the premises is as follows:-

24 Abington Square - £12,750

26 Abington Square is included as part of 26 – 30 Abington Square at £39,250.

Flats 1, 2 & 3 are all in Council Tax Band A.

ENERGY PERFORMANCE ASSET RATING:

24 Abington Square has an energy rating of F-79

26 Abington Square has currently expired and re-assessment has been instructed, (previously D-82).

Flat 1 – D63; Flat 2 – D61 & Flat 3 – D60.



TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

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VAT: All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.