



# HARWOODS

Chartered Surveyors & Estate Agents

## THREE STOREY RETAIL UNIT IN NORTHAMPTON TOWN CENTRE

NIA 223 sq m (2400 sq ft) approx



**92 ABINGTON STREET  
NORTHAMPTON  
NN1 2AP**

**FOR SALE - £320,000 Subject to Contract for the Freehold Interest**

Harwoods would like to offer this mid-terraced retail unit situated on Abington Street which is the main throughfare through Northampton town centre. The property is in a pedestrianised area close to the Grosvenor Centre and other retail units.

The property comprises a retail unit on the ground floor with two offices above with part of the building being single storey only. Immediately to the rear is a courtyard area which is partly gated with parking provision. Internally and externally the property is well presented with heating via air conditioning units and emergency lighting.

Use of the property is under Class E of the Use Classes Order 1987.

**21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY**  
**Tel: (01933) 441464**

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**NET INTERNAL AREA:**

Ground Floor:	58.0 sq m	624 sq ft
First Floor:	18.3 sq m	197 sq ft
Second Floor:	25.9 sq m	279 sq ft
Basement	57.0 sq m	613 sq ft

Plus Kitchen Areas, Cloakrooms/wc's etc.

**THE PROPERTY:**

Ground Floor – Front Retail Office, Further Office, Male/Female/Disabled Cloakrooms/wc's, Kitchen Areas.

First Floor – Main Office, Kitchen Area, Cloakroom/wc & Shower Area.

Second Floor – Main Office, Partitioned Office Area.

Basement – Cellar to the front of the building divided into four rooms. Further cellar to the rear being a single room.

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**LEASE:**

There is an established tenant in situ 'Loving Angels' with a lease expiring on the 20 May 2029. Annual rent is £18,000 per annum exclusive with annual rent increases up to the 21 May 2027 to £20,000 per annum.

**SERVICES:**

We understand that mains water, electricity and drainage are connected to the property.

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 Gov.UK website the rateable value of the premises is £9600. You will have to make your own enquiries with regard to rates payable.

**ENERGY EFFICIENCY RATING:**

C-57

**TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT**

**Sasha Wood – Tel: 01933-441464 / 07584 211672**  
**or e-mail [sasha@harwoodsproperty.co.uk](mailto:sasha@harwoodsproperty.co.uk)**

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**WARNING** Harwoods for themselves and for the vendors of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute either fully or part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended purchasers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

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