



### LOCATION

The double fronted corner unit is located in the heart of Northampton's city centre on the corner of bustling Abington Street and Fish Street. Adjacent to Ladbrokes and Costa and in very close proximity to a number of national retailers including Vodafone, Metro Bank, Tesco Express, Virgin, HSBC and Waterstones to name a few.

### USE CLASS

It is believed that the property currently benefits from A1 planning consent although interested parties are advised to make their own enquiries.

### RENT

£35,000 per annum exclusive.



### TENURE

A new lease is available for a term to be agreed.

### RATES

Rateable Value £22,500 per annum

Zero payable until 1<sup>st</sup> April 2021 as a Government tax break following Covid 19 however interested parties are advised to make their own enquiries to the relevant local authority.

### AVAILABILITY

Subject to vacant possession.

### COSTS

Each party are responsible for their own legal costs.

### ACCOMMODATION

Ground Floor – 298 sq ft / 27.7 sq m  
Basement – 288 sq ft / 26.8 sq m

### EPC RATING

A copy of the EPC certificate can be provided upon request.

### VAT

References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

### FURTHER INFORMATION/VIEWINGS

All viewings are strictly by prior appointment. For further information or to arrange a viewing please contact:

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