Long-lease For Sale / To Let

15 Princes Walk
Grosvenor Centre, Northampton, NN1 2EL

Available April 2021

AVISON YOUNG

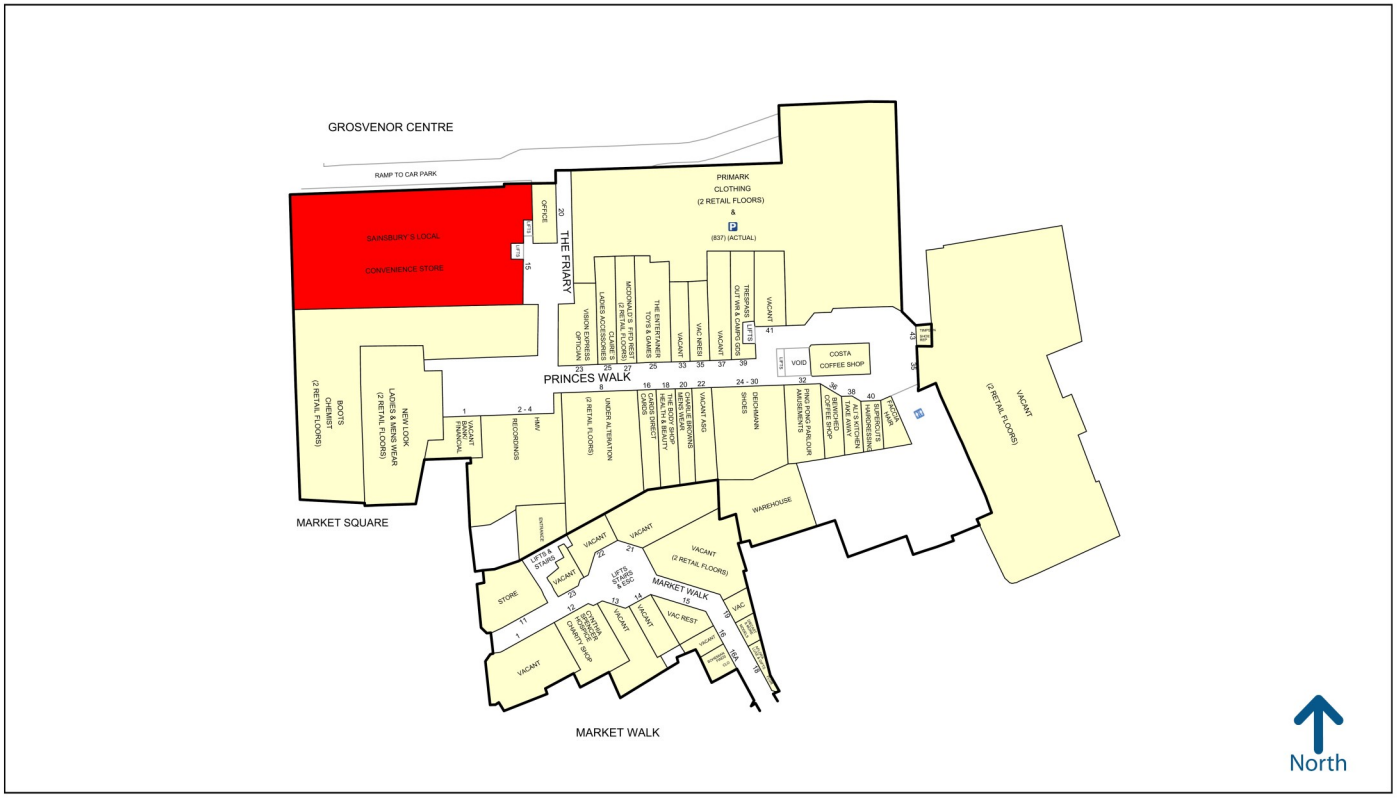
Highlights

24,639 sq ft sales (with 17,222 back-up)

- Property offered for sale on a long leasehold basis with Vacant possession. Unexpired term on the Lease of 54 years
- Fantastic opportunity to acquire a unit in the 320,000 sq.ft. Grosvenor Shopping Centre.
- The centre has had over 9.5 m visitors a year and is the dominant retail offer in Northampton.
- Strong line up of nearby retailers including Next, Boots, River Island , The Entertainer and Primark.
- Population drive times:

5 mins	12,607
10 mins	120,494
15mins	473,176

- Opportunities for subletting all or part of the unit.



Location

Northampton occupies a strong strategic position in East Midlands with excellent communication links. The M1 is immediately to the South West of the town which provides good links to the North and South of the Country.

Description

The units is part of the 320,000 sq. ft. Grosvenor shopping centre. It comprises a 1st floor trading area accessed via escalators and lifts from the shopping centre and the car park area. There is a is a 2nd floor back of house area which is accessed by the servicing deck on that level.

Floor Areas

Based on Floor areas supplied by Sainsbury's we believe that the food store has the following approximate Gross internal floor areas:

Floor	Sq ft	Sq m
First Floor:	24,639	2,289
2nd Floor:	17,222	1,600
Total GIA	**41,861**	**3,889**

Parking

There are no car parking spaces demised to the unit, but the centre does provide 809 car parking spaces . Lifts from the car parking open adjacent to the unit.

Car park is free for the first 2 hours and is only £2 per day at the weekends

Tenure Information

The property is available by way of a Long Lease from 6th June 1974 to 27th May 2074. Shorter term sub-leases may also be available.

Price/Rent

On application

Service Charge

2020: £191,730

A full breakdown of the service charge apportionment will be available upon request.

Opening Hours

Monday to Saturday 9:00am - 6:00pm

Sunday 10:30am - 4:30pm

(Bank holidays 10:00am - 5:00pm)

Planning

The property has A1 planning use. All parties should make their own investigations with regards to planning

Rating assessment

Rateable value: £355,000.

A 12-month business rates holiday for all eligible retail and leisure businesses will be applicable from 1st April 2020.

Interested parties should make their own enquiries with the Local Authority to verify this information.

EPC

An energy performance certificate is available upon request.

Viewings

Viewings are to be arranged via Avison Young

VAT

VAT will be applicable in respect to the sale of this property.

Legal Costs

Each party will be required to bear their own legal costs incurred in any transaction.

If you would like to know more please get in touch.

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2) Identification and verification of ultimate beneficial owners.
3) Satisfactory proof of the source of funds for the buyers / funders / lessee.

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