

Northampton

35-39 Abington Street

Northamptonshire

NN1 2AW

- **Freehold Shop Investment**
- Comprising a 5,148.3 sq m (55,417 sq ft) former BHS department store
- Includes shop unit let to AG Retail (t/a Clintons)
- Pedestrianised town centre position
- Adjacent to The Grosvenor Centre and Marks & Spencer
- Shop Reversion 2020
- Total Current Rents Reserved

£95,000 pa
plus 5,148.3 sq m
(55,417 sq ft) with
vacant possession

On the Instructions of a
Major UK Pension Fund

SIX WEEK COMPLETION
AVAILABLE



Tenure

Freehold (Main Building). Ancillary Leasehold – Entrance to Shopping Centre held on two leases expiring in 2075 at a combined rent of £60,000 per annum (reviewable).

Location

Northampton is the county town of Northamptonshire and is a well-established commercial centre lying approximately 65 miles north of London, 33 miles south of Leicester and 50 miles south-east of Birmingham and has a population in excess of 212,000. The town benefits from excellent road communications, with Junctions 15, 15A and 16 of the M1 Motorway providing access to London, Birmingham and the national motorway network.

The property is situated on the north side of the pedestrianised Abington Street, adjacent to the Wood Street entrance into The Grosvenor Centre and Marks & Spencer.

Other occupiers close by include H&M, Specsavers, Clarks, Costa, Virgin Media, JD Sports, Carphone Warehouse, River Island, Waterstones, Holland & Barrett, Topman/Topshop, Superdrug, Waterstones and Primark.

Description

The property is arranged on ground and two upper floors to provide a former department store which comprises two large floor plates on the ground and first floors, both of which levels have direct access into the

Grosvenor Centre. The second floor comprises ancillary accommodation. The separate retail let unit trading as Clintons is arranged on the ground floor plus a second floor storeroom.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

Ex BHS EPC Rating 81 Band D (Copy available on website).
Clintons EPC Rating 123 Band E (Copy available on website).
Kiosks EPC Rating 66 Band C (Copy available on website).

Auctioneers Note

The Vendors have received interest from prospective tenants to take the ground and first floors on separate leases. Please refer to the auctioneers for further details.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 118 Northampton**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
35/39	Vacant	Ground Floor 1,970.00 sq m (21,205 sq ft) First Floor 2,490.00 sq m (26,803 sq ft) Second Floor 688.30 sq m (7,409 sq ft) Total 5,148.30 sq m (55,417 sq ft)	–	–	–
Unit 1	AG Retail Cards Limited (1)	Gross Frontage 7.55 m (24' 9") Net Frontage 7.15 m (23' 6") Shop Depth 23.20 m (76' 2") Built Depth 32.60 m (106' 11") Ground Floor 155.05 sq m (1,670 sq ft)	5 years from 07.12.2015 Effectively FR & I	£95,000 p.a.	Reversion 2020
Part 35/39	Northampton (General Partner) Limited	Shopping Centre Kiosks	Term of years from 23.08.1994 to 31.12.2141	Peppercorn	Reversion 2141

(1) Website Address: www.clintonsretail.com

Total £95,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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