



### Tenure

Freehold.

### Location

Northampton is a well established commercial centre lying approximately 65 miles north of London, 33 miles south of Leicester and 19 miles north of Milton Keynes and has a population in excess of 194,000. 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 Drapery, which is just to the west of the Market Square, 2 doors away from Debenhams Department Store. Occupiers close by include Barclays, NatWest, McDonald's, Coral and Shoe Zone.

### Description

The property is arranged on basement, ground and three upper floors to provide a large double fronted shop unit, having sales areas to ground floor, staff areas, storage and offices to basement and ancillary accommodation to the three upper floors, having access via a lane from the front into Swan Yard.

The property provides the following accommodation and dimensions:

Gross Frontage (exc. alley to Swan Yard)	10.6 m	(34' 9")
Net Frontage	9.75 m	(32' 0")
Basement	385 sq m	(4,144 sq ft)
Ground Floor	312 sq m	(3,358 sq ft)
First Floor	110 sq m	(1,184 sq ft)
Second Floor	139 sq m	(1,496 sq ft)
Third Floor	139 sq m	(1,496 sq ft)
Total	1,085 sq m	(11,678 sq ft)

NB. Areas from VOA.

### Tenancy

The entire property is offered with VACANT POSSESSION ON COMPLETION.

### Planning

Any enquiries as to alternative uses on the building should be directed to Northampton Borough Council. [www.northampton.gov.uk](http://www.northampton.gov.uk)

### Rating

The assessments currently appearing in the valuation list are:  
Ground Floor, Basement and First Floor – RV £77,500.  
Second Floor and Third Floor – RV £7,300.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

## Northampton

### 27 Drapery

### Northamptonshire

### NN1 2ET

- Freehold Double Shop Unit with Extensive Upper Floors
- Vacant possession on completion
- Town centre position
- Attractive period building

## Vacant Possession

**SIX WEEK COMPLETION AVAILABLE**

