

# FOR SALE

63/63a Abington Street, Northampton, NN1 2BH

INCOME PRODUCING RETAIL UNITS  
situated on a busy high street

# £580,000

plus VAT



Nearby retailers:

**TESCO**

**BURGER KING**

**BBC RADIO NORTHAMPTON**

- Prominent position on Northampton High Street
- 2 x Ground Floor retail units
- *Generates a rental income of £48,000 per annum.*

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63/63a Abington Street, Northampton, NN1 2BH

# A GREAT PLACE TO SHOP

Located on the main high street within Northampton. The property comprises two ground floor retail units both currently occupied.



Town Centre location



Freehold opportunity

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## Tenancy Schedule

Unit	Occupied/Vacant	Start Date	Term (yrs)	End Date	Rent (£)	Area Sq Ft	Use / Comments
63a (Ground Floor)	Mrs Sabita Shrestha Bhari	27-09-2017	10	26-09-2027	24,000	1,108	Salon
63 Albrighton Street	Taha Communications Ltd.	11-09-2018	10	10-09-2028	24,000	3,471	Phone Shop
<b>TOTAL</b>					<b>48,000</b>	<b>4,579</b>	



# GREAT RETAIL OPPORTUNITIES

## Description

Prominently located on Northampton High Street, this property comprises two ground floor retail units generating an annual income of £48,000. With high visibility and strategic positioning, it offers a versatile and lucrative investment opportunity in the heart of Northampton's commercial hub.



# PROMINENT RETAIL LOCATION

## Location - NN1 2BH

Prominently located in NN1 2BH's town center, this property stands at a prime retail pitch renowned for its diverse offerings. With easy access to M40 junctions 12 and 14, it ensures direct connections to Warwick, Coventry, and Stratford. This strategic position makes it a central hub for businesses and customers in the vibrant NN1 2BH area.



### SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

### ENERGY PERFORMANCE

Further information available upon request.

### PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs.

### VIEWING

Strictly via prior appointment with the appointed agents:



\*Potential occupiers to make own enquiries to clarify accuracy of data

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