

**ATTRACTIVE TOWN CENTRE OFFICE
(ALTERNATIVE USES SUBJECT TO PLANNING)**

ANGEL MEWS ANGEL STREET NORTHAMPTON NN1 1ED



- **Town Centre Location**
- **Attractive Period Building which has recently been refurbished to an extremely high standard**
- **Currently used as an office – previously used as retail and potential for a restaurant/bistro/hairdressing or beauty salon (subject to planning)**
- **Approximate areas: ground floor 211 sq ft, first floor 236 sq ft**
- **EPC – E123**

Available on a new 10 year effective full repairing and insuring lease at £10,000 pax.



LOCATION

The property is located in Northampton Town Centre at the heart of the Cultural Quarter. There are a number of exciting initiatives either planned or ongoing close by and these include the new Northamptonshire County Council Headquarters offices that will house approximately 2,000 professional workers, adjacent to the Derngate complex and the Errol Flynn Filmhouse and the proposed cultural hub at the Vulcan Works.

THE PROPERTY

An attractive two-storey brick building. The offices have recently been refurbished to a high standard by our clients and offers bright modern accommodation with character.

WC and kitchen facilities are on the ground floor.

Whilst our client has used the property as an office, it was previously used for retail and would also make an ideal restaurant/bistro (subject to planning).

SERVICES

We understand all mains services are provided to the property, however, these have not been tested.

SCHEDULE OF ACCOMMODATION (approximate areas):

From measurements taken on site, we calculate the property provides the following approximate accommodation measured in accordance with the RICS Code of Measuring Practice (5th Edition):-

	<u>DIMENSIONS</u> <u>(Max)</u>
<u>Ground Floor</u> <u>(to include kitchenette)</u>	211 sq ft
<u>First Floor</u>	236 sq ft
TOTAL	447 sq ft

RATES

We understand the property qualifies for small Business Rate relief and currently no Rates are payable - all interested parties should liaise with the appropriate Rating Authority – Northampton Borough Council Business Rates Department on 01933 231691.

PLANNING

All enquiries should be referred to the Local Planning Authority – Northampton Borough Council Planning Department 01604 838915.

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TERMS

The property is available immediately by way of a new ten year effective full repairing and insuring lease subject to an upwards only Review at the end of the fifth year.

Commencing rent £10,000 per annum exclusive.

VAT

We understand that VAT is not payable on the rent.

VIEWING

For viewing and further information contact the sole agent:

**BEN COLEMAN ASSOCIATES
18 HIGH STREET
WOOTTON
NORTHAMPTON
NN4 6LL**

**t: 01604 660014 m: 07843 582303
e: ben@bencolemanassociates.co.uk
bencolemanassociates.co.uk**

If there is any matter which is of particular importance to you, or if you wish to make an appointment to view, please contact us prior to undertaking travel.

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