



COLLEGE STREET MEWS

NORTHAMPTON, NN1 2QF

Fully Let Town Centre Investment Opportunity

An attractive period retail mews investment in the heart of Northampton town centre, fully let & offering strong reversionary potential.



Fully let town centre
retail investment



Attractive period mews
development (constructed 1887)



Adjacent large-scale student
housing schemes



Asset management &
rental growth potential



Potential for
alternative uses (STP)



On-site secure
car parking



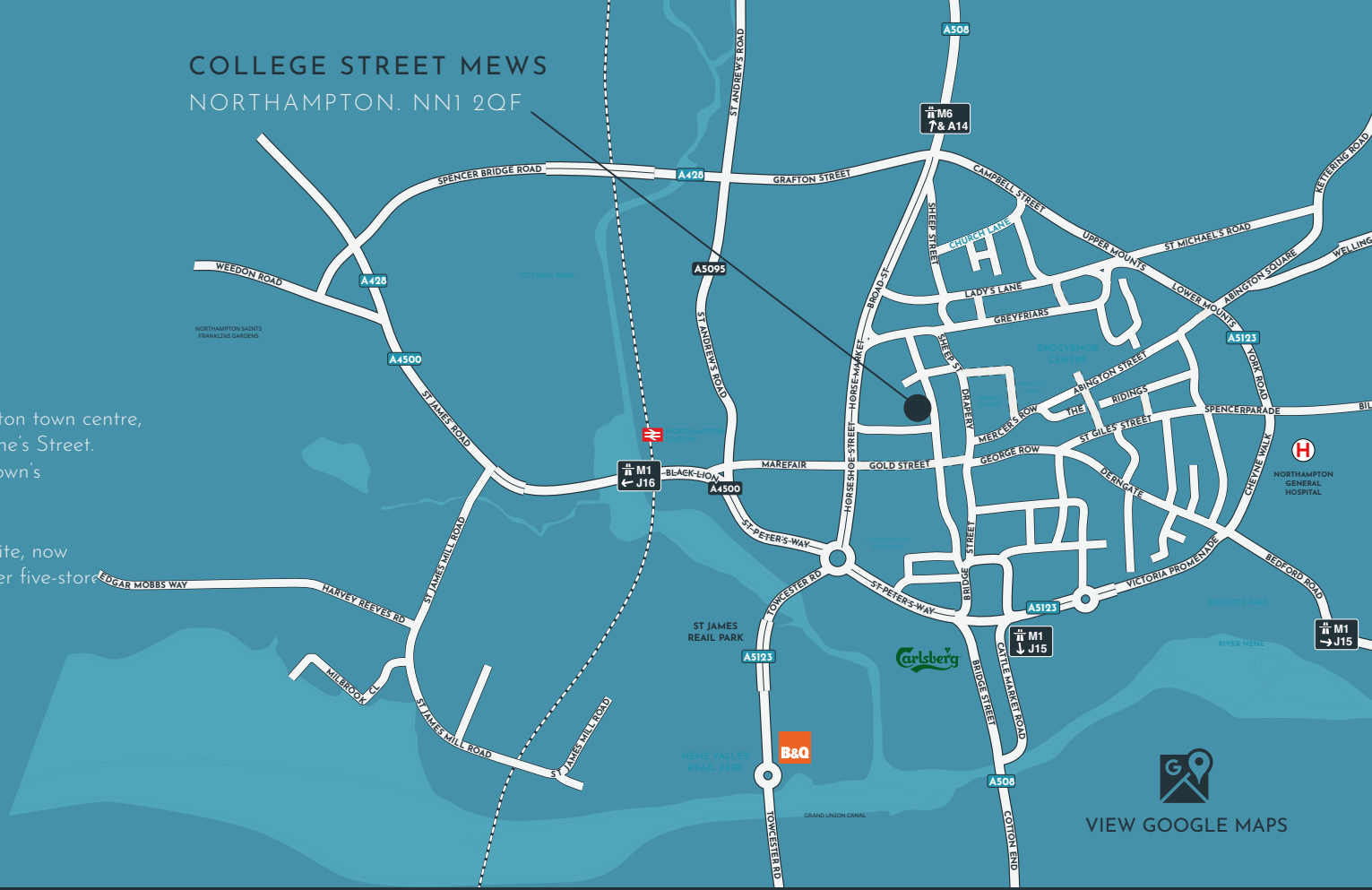
Prime Town Centre Position

The property occupies a prominent position within Northampton town centre, fronting the one-way streets of College Street and St Katherine's Street. Both are mixed-use in character and connect directly to the town's primary retail pitches of Drapery and Gold Street.

The scheme lies diagonally opposite the former Debenhams site, now redeveloped to provide 200 student apartments, with a further five-store student scheme recently developed on the adjoining plot.

This continued regeneration and residential growth underpins long-term occupational demand in the immediate area.

Northampton railway station is approximately an 8-minute walk away, providing regular direct services to London Euston and Birmingham New Street.



DESCRIPTION

College Street Mews comprises an attractive two-storey period retail development constructed in 1887, featuring an ironstone façade and pitched slate roof.

The retail units front a pedestrianised paved thoroughfare linking College Street to the public park at the rear, creating an appealing courtyard-style trading environment.

	Sq Ft	Sq M	Floor
UNIT 1	515	47.88	GROUND
UNIT 2	360	33.40	GROUND
UNIT 3	503	46.71	GROUND
UNIT 4	1407	130.72	FIRST
UNIT 5	1719	159.71	FIRST
UNIT 6	471	43.78	GROUND
UNIT 7 & 8	1127	104.44	GROUND
TOTAL	6,092	566.64	

The scheme is fully let and comprises six ground-floor retail units together with two first-floor suites.

ARCHITECTURAL FEATURES



Ironstone frontage



Timber sash windows



Timber-framed display windows & entrance doors



Arched brick lintels at first-floor level



Secure undercroft parking for six vehicles accessed via St Katherine's Street





We are instructed to seek offers for the Freehold Interest in the region of **£825,000** exclusive of VAT, which reflects a **8.28% Net Initial Yield** after allowing for standard purchasers costs. The reversionary yield exceeds 10%.



TERMS / LEASES

All leases are drawn upon effective full repairing terms.
Full details are available upon request.

Name	Unit	Commenced	Terminates	Rents	ERV
Private Individual	1 College Street Mews	5 Apr 2023	4 Apr 2028	£8,250	£10,000
Private Individual	2 College Street Mews	1 Oct 2023	30 Sep 2028	£8,200	£10,000
Private Individual	3 College Street Mews	30 Nov 2012	13 Dec 2022	£7,000	£10,000
Encore Personnel Services Ltd	4 College Street Mews	20 May 2005	19 May 2026	£14,000	£15,000
Private Individual	5 College Street Mews	18 Jul 2018	17 Jul 2023	£11,750	£12,500
Hair by Luran Ltd.	6 College Street Mews	29 Oct 2024	31 Oct 2027	£8,500	£10,000
Clues Menswear Ltd	7 College Street Mews	29 Jan 2022	28 Jan 2027	£7,200	£10,000
Clues Menswear Ltd	8 College Street Mews	29 Jan 2022	28 Jan 2027	£7,200	£10,000
				£72,100	£87,500

VAT

We understand that the property has not been elected for VAT, and will therefore not be applicable upon the sale price.

EPC

EPC's for the property are available via the agents.



VIEWING

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