To Let

SUBSTANTIAL COMMERCIAL PREMISES

110 Whitworth Road
Northampton NN1 4HJ

- Prominent corner position
- Suitable for a range of uses (STP)
- Located within the popular Abington district

To Let £45,000 per annum exclusive

Underwoods LLP
Shire House, Pyramid Close, Northampton NN3 8PH
Tel: **01604 404 060**
Web: **underwoods.co.uk**

These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

Location

The property is situated within the residential district of Abington, approximately 1.5 miles northeast of Northampton town centre. The locality is predominantly characterised by Victorian terraced housing and benefits from swift access to Wellingborough Road, which is one of the principal arterial routes into the town centre and offers an extensive range of local amenities. Abington Park lies in close proximity, providing substantial public open space and recreational facilities. Strategic road links are readily available via the A45, providing convenient connections to the M1 at Junctions 15 and 15A and to the wider regional network. For rail travel, Northampton railway station provides regular services to London Euston and Birmingham, supporting both commuting and wider connectivity.

Accommodation

The property is a substantial three-story, excluding basement, Victorian building of solid brick construction, originally built in 1894. It retains its period character while providing practical accommodation suitable for a range of commercial use.

To the rear of the main building is a single-storey hall, which may be suitable for a range of uses (subject to planning) and includes its own welfare facilities. Beyond this is a large walled garden with secondary frontage to Adnitt Road.

Pedestrian access to the principal accommodation is provided by a door fronting Whitworth Road, together with a gated entrance that leads to a hard-surfaced courtyard accommodating parking for approximately three vehicles.

Areas

	Sq Ft	Sq M
Ground Floor	1,624	150.87
First Floor	1,421	132.01
Second Floor	1,201	111.57
Third Floor	400	37.16
Hall	1,871	173.82
Basement	1,588	147.53
TOTAL	**8,105**	**752.95**

Other Information

All lettings are subject to a performance/rental deposit being lodged with the landlord equivalent to a minimum of one quarter's rent. The ingoing tenant will also be responsible for reimbursing the landlord for the annual building insurance premium.

In accordance with Money Laundering Regulations, please be aware that any prospective tenant will be asked to produce I.D. documentation when a letting is agreed and we ask for your cooperation in order to not delay matters.

Rent

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Terms

The premises are available to lease upon flexible new terms.

Business Rates

The property is to be reassessed upon occupation.

Legal costs

Each party is to be responsible for their own legal costs.

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

EPC

Awaited.

Services

We understand that all mains services including water gas drainage and electricity are connected to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

Viewing

To View and for further details please contact:

Ravi Varambhia - Underwoods
rv@underwoods.co.uk
Telephone: 01604 404060
Direct Line: 01604 774149

Charles Church - Underwoods
cc@underwoods.co.uk
Telephone: 01604 404060
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View Location

Underwoods
www.underwoods.co.uk

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RICS

The Property Ombudsman

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