

Whitworth Chambers George Row Northampton, NN1 1DF enquiries@hadlands.co.uk



# **TO LET** RETAIL UNITS TO THE REAR OF HOMEBASE



Unit 8 & 11 ABBEY RETAIL PARK ABBEY STREET DAVENTRY NN11 4GL

- MODERN DESIGN UNITS
- LOCATED NEARBY NATIONAL RETAILERS
- LARGEST UNIT OFFERS OVER 1,600 SQ FT
- SMALLER UNITS OFFER OVER 500 SQ FT

# TO LET ON A NEW LEASE <u>FROM</u> £10,000 PER ANNUM EXCLUSIVE.



COMMERCIAL • INDUSTRIAL • RETAIL • DEVELOPMENT • INVESTMENT

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#### **LOCATION**

Abbey Retail Park situated in a highly prominent location at the gateway to the town centre, on the Daventry ring-road between the junction of the A4256 and A425, with the main town centre only a few minutes walk away. Abbey Retail Park comprises of 5,461 sq m (58,778 sq ft) of retail warehousing, 413 sq m (4,444 sq ft) of kiosk units and 207 surface car parking spaces. In addition, there are 179 car parking spaces underneath the main retail terrace. Tenants include Homebase, Halfords, Paul Simon, Carpet Right and Pets At Home.

#### **DESCRIPTION**

The development compromises six units fronting Abbey Street which links the Retail Park to the Town Centre. Unit 8 is the largest of the units currently available which comes with a small enclosed terrace to the side of the premises.

The units have planning consent for a range of uses to include retail, commercial, restaurants and leisure (A1, A2, A3, B1, D1).

#### ACCOMMODATION

Unit 8	150.84 sq m	(1,623 sq ft)	
Unit 11	49.79 sq m	(536 sq ft)	
RATES Unit 8 Unit 11	Rateable Value: £ 22,250 Rateable Value: £ 9,100	Rates Payable 2014/15: Rates Payable 2014/15:	£ 10,724.50 £ 4,386.20

(Excludes Small Business Rates Relief which may apply)

The Rates Payable figure is an estimate. It does not take into account any Transitional Arrangements. It is important that interested parties verify this information with the local Council Rating Department.

#### **SERVICE CHARGE**

The landlord levies a service charge to cover the cost of external repairs and maintaining the common areas. The tenant to pay the appropriate portion of the buildings insurance premium.

#### **TERMS**

The units are available to let on an internal repairing basis on terms to be agreed at £10,000 per annum, exclusive for the small unit and £25,000 for Unit 8.

#### VAT

The rental price quoted excludes any VAT which the landlord may have a duty or choose to impose.

#### VIEWING

Strictly by appointment through the Sole Agents:



#### Director: Peter Castle B.Sc. M.R.I.C.S



Consultant: Tim Hadland B.Sc (Est. Man), F.R.I.C.S.

Misrepresentation Act: Hadland for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Hadland has any authority to make or give any representation or warranty whatsoever in relation to this property.

Value added tax: Value added tax may be payable on the purchase price and/or on the rent and/or on the other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate advice.



## <u>UNIT 8</u>



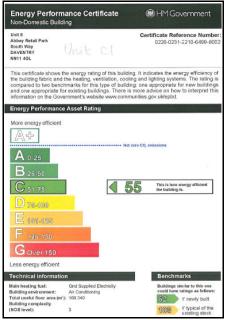
#### <u>UNIT 11</u>



### LAYOUT OF UNITS



# EPC's



Unit 11 Abbey Retail Park South Way DAVENTRY NN11 4GL	Unit Ca		tificate Reference Numbe 0990-4095-0381-4250-306
the building fabric and t compared to two bench	the heating, ventilation, imarks for this type of b r existing buildings. The	cooling and l uilding: one ire is more a	icates the energy efficiency of ighting systems. The rating i appropriate for new building dvice on how to interpret thi pov.uk/epbd.
Energy Performance	Asset Rating		
More energy efficient			
A+			
		<ul> <li>Net zero CO<sub>j</sub> e</li> </ul>	missions
A 0.25			
B 26 50			
C 51.75		55	This is how energy efficient the building is.
D 78-108			
L 0 8-068			
E			
E 101-125			
E 101-126 F 126-150			
E			
F 126-150			
F 126-150 G over 150	n		Benchmarks
F 125-150 G over 150 Less energy efficient Technical information Main heating fuel:	n Grid Supplied Electricity Air Conditioning		Buildings similar to this one
F 126-150 G over 150 Less energy efficient Technical information	Grid Supplied Electricity Air Conditioning		the state of the s