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YOUR COMMERCIAL PROPERTY SPECIALISTS

COMMERCIAL • INDUSTRIAL • RETAIL • DEVELOPMENT • INVESTMENT

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 FROM £10,000 PER ANNUM EXCLUSIVE.



RICS

TEL: 01604 639657

www.hadlands.co.uk

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 comprises 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	Rateable Value: £ 22,250	Rates Payable 2014/15:	£ 10,724.50
Unit 11	Rateable Value: £ 9,100	Rates Payable 2014/15:	£ 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:



Tel: 01604 639657

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.



UNIT 8



UNIT 11



LAYOUT OF UNITS



EPC's

Energy Performance Certificate		HM Government	
Non-Domestic Building			
Unit 8 Abbey Retail Park South Way DAVENTRY NN11 4GL	Unit c1	Certificate Reference Number: 0220-0231-2210-6499-8002	
<p>This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.</p>			
Energy Performance Asset Rating			
<p>More energy efficient</p> <p>A+</p> <p>Net zero CO₂ emissions</p> <p>A 0-25</p> <p>B 26-50</p> <p>C 51-75</p> <p>D 76-100</p> <p>E 101-125</p> <p>F 126-150</p> <p>G Over 150</p> <p>Less energy efficient</p>			
<p>55 This is how energy efficient the building is.</p>			
Technical Information		Benchmarks	
Main heating fuel: Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:	62 if newly built	
Building environment: Air Conditioning		106 if typical of the existing stock	
Total useful floor area (m ²): 168.340			
Building complexity (NOS level): 3			

Energy Performance Certificate		HM Government	
Non-Domestic Building			
Unit 11 Abbey Retail Park South Way DAVENTRY NN11 4GL	Unit c4	Certificate Reference Number: 0990-4095-0381-4250-3080	
<p>This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.</p>			
Energy Performance Asset Rating			
<p>More energy efficient</p> <p>A+</p> <p>Net zero CO₂ emissions</p> <p>A 0-25</p> <p>B 26-50</p> <p>C 51-75</p> <p>D 76-100</p> <p>E 101-125</p> <p>F 126-150</p> <p>G Over 150</p> <p>Less energy efficient</p>			
<p>55 This is how energy efficient the building is.</p>			
Technical Information		Benchmarks	
Main heating fuel: Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:	63 if newly built	
Building environment: Air Conditioning		107 if typical of the existing stock	
Total useful floor area (m ²): 53.310			
Building complexity (NOS level): 3			