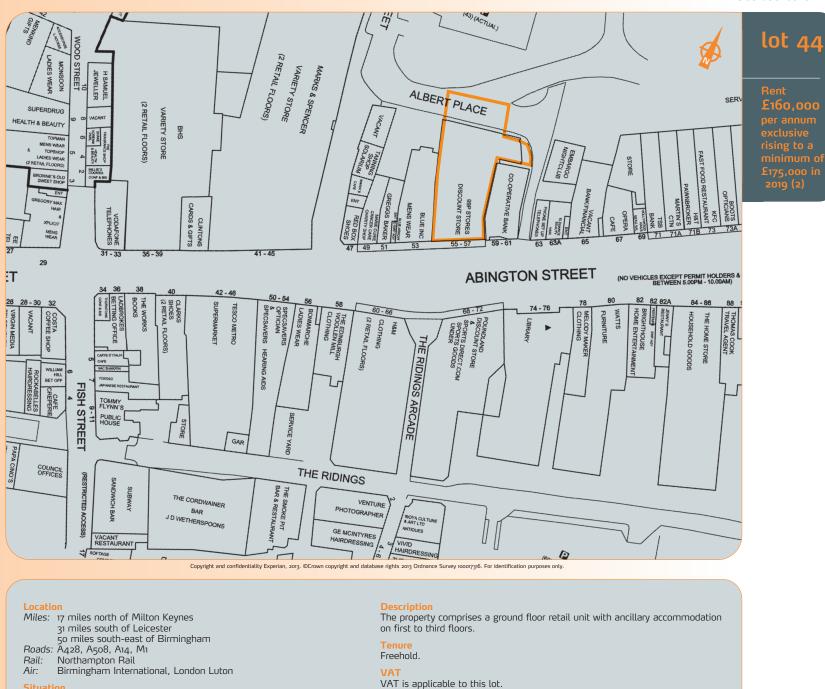
lot 44 55/57 Abington Street Northampton, Northamptonshire NN1 2AW

Rent **£160,000** per annum exclusive rising to a minimum of £175,000 in 2019 (2)





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The property is situated in the heart of the town centre on the northern side of the pedestrianised Abington Street, Northampton's prime retail thoroughfare. The property is situated a short distance from both the Newland Walk and Market Walk Shopping Centres and backs onto Wellington Street Car Park. Nearby occupiers include H&M, Marks & Spencer, Greggs and The Co-operative Bank.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground First Second Third	Retail Ancillary Ancillary Ancillary	800.80 sq m 538.35 sq m 612.22 sq m 107.76 sq m	(8,620 sq ft) (5,795 sq ft) (6,590 sq ft) (1,160 sq ft)	99p STORES LIMITED (1)	to years from 22/07/2014 until 21/07/2024 on a full repairing and insuring lease (3)	£160,000	22/07/2019 (2)
Totals	2,059.13 sq m (22,165 sq ft)				£160,000 rising to a minimum of £175,000 in July 2019 (2)		

Six Week Completion

(1) Started in 2001, 99p Stores is the UK's second largest single price point retailer, with over 250 stores nationwide and 2 million customers every week. (Source: www.99pstoresltd.com 25/02/2016)

As to the 2019 review, the lease provides for the rent to be reviewed to open market value, subject to a minimum of £175,000 in 22/07/2019 and a maximum of (2)£184.000

(3) The tenant is not liable to repair the boiler unless the tenant puts it to use.

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