

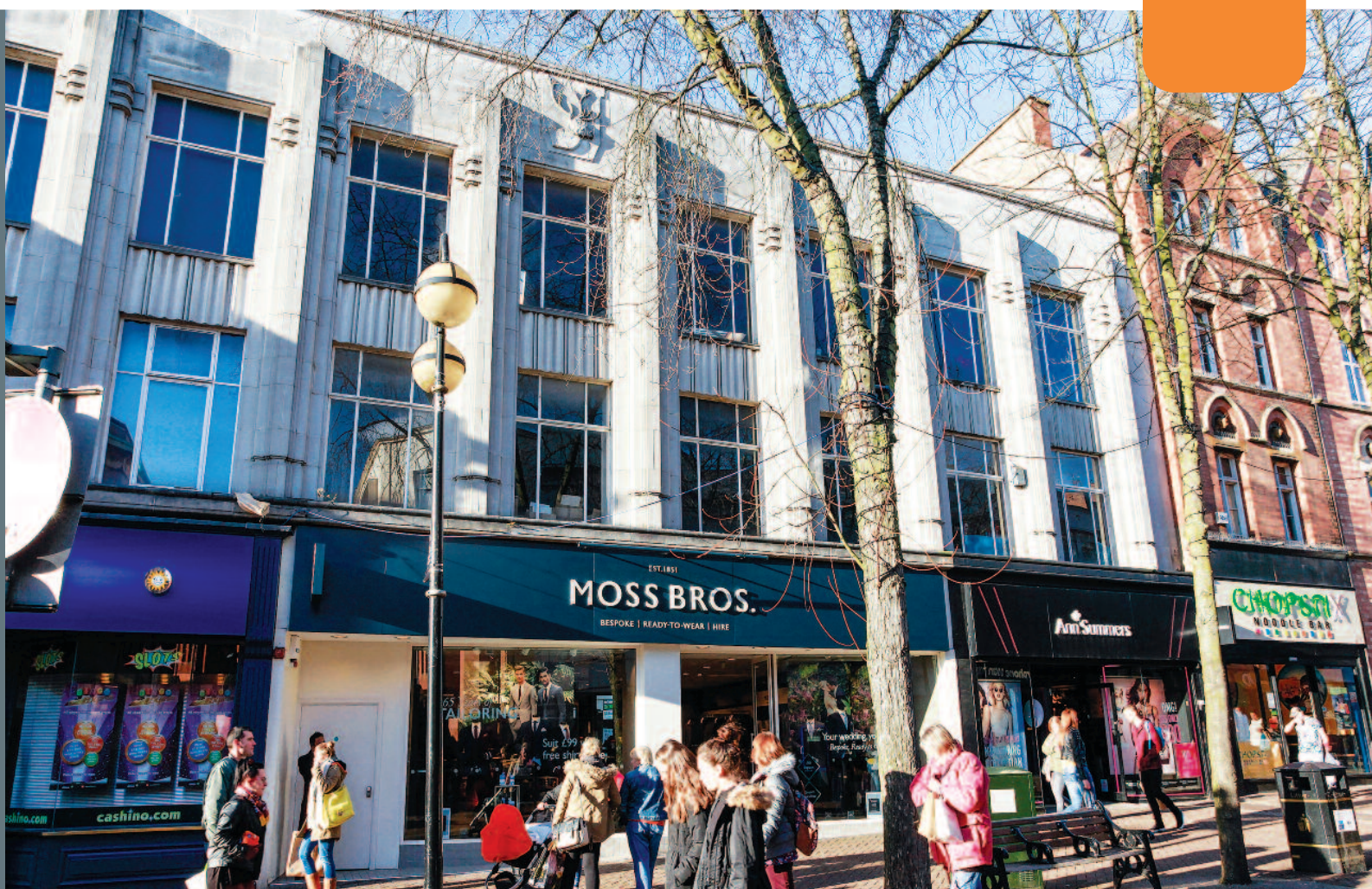
## 7A & 9 Abington Street Northampton, Northamptonshire NN1 2AN

lot 5

### Freehold Retail Investment

- Let to Moss Bros Group Plc
- Busy town centre location on prime pedestrianised retailing thoroughfare
- Close to Market Walk and Grosvenor Shopping Centres
- Nearby occupiers include Topshop/Topman, River Island, Waterstones, Superdrug, Costa and Caffè Nero

Rent  
**£50,000**  
per annum  
exclusive



### Location

Miles: 17 miles north-west of Milton Keynes  
50 miles south-east of Birmingham  
66 miles north-west of Central London

Roads: A43, A45, A428, A508, M1 (Junction 15A)

Rail: Northampton Railway Station

Air: Birmingham International Airport, London Luton Airport, London Stansted Airport

### Situation

The property is prominently situated in Northampton town centre on the north side of Abington Street, the town's pedestrianised retail thoroughfare. The property is adjacent to Market Walk Shopping Centre and close to the Grosvenor Shopping Centre, with other nearby occupiers including Topshop/Topman, River Island, Waterstones, Superdrug, Costa and Caffè Nero.

### Description

The property comprises ground floor retail accommodation with additional retail and ancillary accommodation on the first floor. The second floor is not demised to Moss Bros Group Plc and is accessed by a ladder only.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six week completion

### Tenancy and accommodation

| Floor          | Use                  | Floor Areas (Approx)             | Tenant                         | Term   | Rent p.a.x.    | Reviews    |
|----------------|----------------------|----------------------------------|--------------------------------|--|----------------|------------|
| Ground & First | Retail/<br>Ancillary | 482.90 sq m (5,198 sq ft)        | <b>MOSS BROS GROUP PLC (1)</b> | 10 years from 23/09/2013 until 22/09/2023 on a full repairing and insuring lease (2) (3) | £50,000        | 23/09/2018 |
| Second         | Ancillary            | Not measured (restricted access) |                                |  |                |            |
| <b>Totals</b>  |                      | <b>482.90 sq m (5,198 sq ft)</b> |                                |  | <b>£50,000</b> |            |

(1) For the year ending 25/01/2015, Moss Bros Group Plc reported a turnover of £14,728,000, pre-tax profits of £4,824,000 and a total net worth of £35,475,000. (Source: Experian Group 17/02/2016).

(2) The lease provides for a tenant option to determine on 23rd September 2018, on providing 6 months' prior notice.

(3) The lease is subject to a schedule of condition.

### For further details please contact:

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### Buyer's Legal Report Service

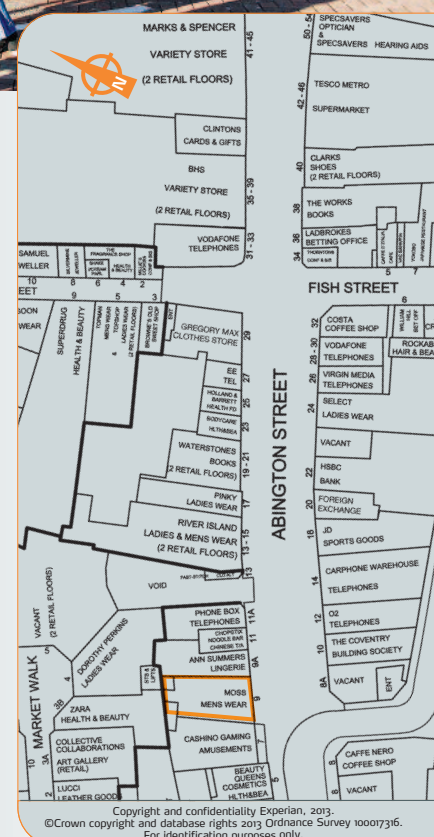
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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

### Seller's Solicitors:

#### Pinsent Masons LLP

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