

Lot 32, 7 & 8 Notre Dame Mews, Northampton,

Northamptonshire NN1 2BG

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Lot 32, 7 & 8 Notre Dame Mews, Northampton, Northamptonshire NN1 2BG

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Property Information

Freehold Secondary School Investment

- Town Centre Office Building with Car Parking
- Let to Progress Schools Limited on a New Lease Expiring 2032
- No Breaks
- Established Office Park
- Approximately 627.10 sq m (6,748 sq ft)

Lot

32

Auction

12/Jul/2022

Rent

£71,400 per Annum Exclusive

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

Location

Miles

17 miles north of Milton Keynes, 31 miles south of Leicester, 50 miles south east of Birmingham

Roads

A428, A508, A14, M1

Rail

Northampton Rail Station

Air

London Luton Airport, Birmingham International Airport

Situation

Northampton is a major commercial centre in the East Midlands benefitting from excellent road with the M1, M6 and M45 and rail links with trains to London Euston in 50 minutes. The property is situated in an established office park in the centre of Northampton just north of Abington Street via Albert Place.

Tenure

Freehold.

Description

The property comprises an independent secondary school with accommodation on the ground and first floors. The property forms part of a larger terrace of modern office units each with designated car parking.

The property may be suitable for longer term alternative uses including offices for lease or owner occupation or residential conversion (subject to consents).

VAT

VAT is not applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 32, 7 & 8 Notre Dame Mews, Northampton,

Northamptonshire NN1 2BG

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Review/(Reversion)
No. 7 Ground No. 7 First No. 8 Ground No. 8 First	School School School School	126.08 125.72 248.08 244.28	(1,357) (1,353) (2,670) (2,629)	PROGRESS SCHOOLS LIMITED (CRN 09873514) (1)	10 years from 12/04/2022 until 2032	£71,400	12/04/2027 (11/04/2032)
Total Approximate Floor Area		744.16	(8,009) (2)			£71,400	

(1) Progress Schools Limited was incorporated in 2015 and is a nationally based, alternative education provider with independent secondary schools located throughout England operating from 12 locations. They acquired another educational provided in 2016 who have been in occupation since 2016 (progress-education.org.uk).

(2) The floor areas stated above are Gross Internal Area (GIA).

Lot 32, 7 & 8 Notre Dame Mews, Northampton,

Northamptonshire NN1 2BG

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Lot 32, 7 & 8 Notre Dame Mews, Northampton,

Northamptonshire NN1 2BG

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Lot 32, 7 & 8 Notre Dame Mews, Northampton,

Northamptonshire NN1 2BG

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)

Albert Place Northampton NN1 2BG		
Existing Floor Plans		
Drawn	Date	Scale
TDO	Oct 2021	1:100 at A1
Drawing No. 2110-01		
the drawing office services ltd tel: 01604 767771 email: info@drawingofficeservices.co.uk		

GROSS INTERNAL FLOOR AREA:

No.1 - 118.79m² - 1278.65sqft

No.2 - 119.46m² - 1285.86sqft

No.3 - 118.84m² - 1279.19sqft

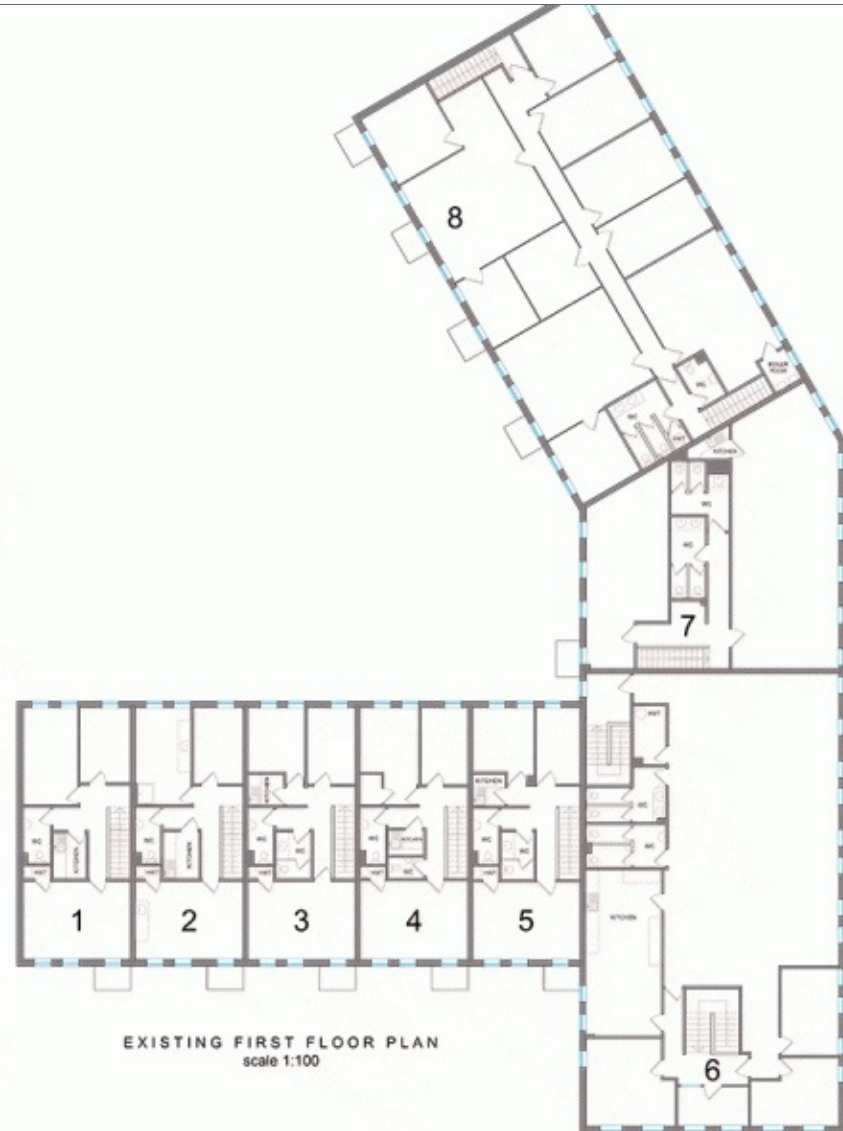
No.4 - 119.57m² - 1278.05sqft

No.5 - 119.47m² - 1285.97sqft

No.6 - 498.02m² - 5360.68sqft

No.7 - 251.80m² - 2710.37sqft

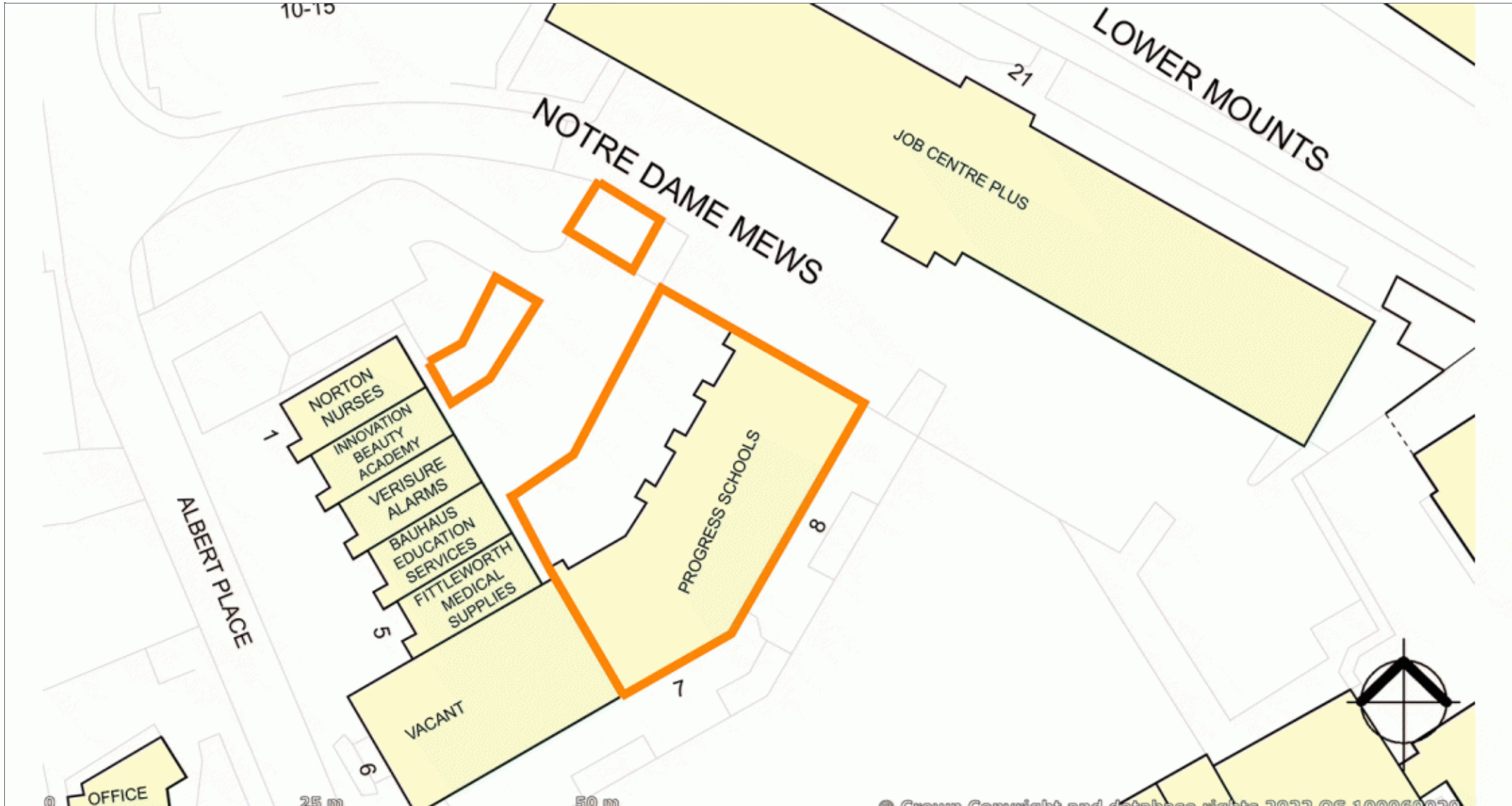
No.8 - 492.36m² - 5299.76sqft



Lot 32, 7 & 8 Notre Dame Mews, Northampton,

Northamptonshire NN1 2BG

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Lot 32, 7 & 8 Notre Dame Mews, Northampton, Northamptonshire NN1 2BG

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)

Contacts

Acuitus

John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Seller's Solicitors

Kingsley Napley LLP
20 Bonhill Street
London
EC2A 4DN

Tom Beak
02073693771
tbeak@kingsleynapley.co.uk

Associate Auctioneers



Chown Commercial Limited
24 Bridge Street
Northampton
NN1 1NT

Simon Chown
01604 604050
07958471660
spc@chownccommercial.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
September 2020