

## LONG LEASE FOR SALE/TO LET Retail Unit

15 Princes Walk, Grosvenor Centre  
Northampton, NN1 2EL

### Key information

- ❑ Long leasehold with vacant possession
- ❑ Unexpired term of 54 years
- ❑ Prominent location
- ❑ Size – 41,861 sq ft
- ❑ Rent upon application
- ❑ Opportunity for subletting all or part of the unit

### Contact

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## Sainsbury's



## Location

Northampton occupies a strong strategic position in East Midlands with excellent communication links. The M1 is immediately to the South West of the town which provides good links to the North and South of the Country.

## Description

The unit is part of the 320,000 sq. ft. Grosvenor Shopping Centre. It comprises a 1st floor trading area accessed via escalators and lifts from the shopping centre and the car park area. There is a 2nd floor back of house area which is accessed by the servicing deck on that level.

## Accommodation

Based on Floor areas supplied by Sainsbury's we believe that the food store has the following approximate Gross internal floor areas:-

	Sq m	Sq ft
First Floor	2,289	24,639
Second Floor	1,600	17,222
<b>Total</b>	<b>3,889</b>	<b>41,861</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

## Energy Performance Rating

Energy performance Asset Rating - D-86.  
A certificate can be made available.

## Parking

There are no car parking spaces demised to the unit, but the centre does provide 809 car parking spaces. Lifts from the car parking open adjacent to the unit.

Car park is free for the first 2 hours and is only £2 per day at the weekends.

## Planning

The property has A1 planning use. All parties should make their own investigations with regards to planning.

## Terms & Tenure

The property is available by way of a Long Lease from 6th June 1974 to 27th May 2074. Shorter term sub-leases may also be available.

Rent upon application.

## Service Charge

2020 - £191,730

A full breakdown of the service charge apportionment will be available upon request.

## Opening Hours

Monday to Saturday	9:00am - 6:00pm
Sunday	10:30am - 4:30pm
(Bank holidays)	10:00am - 5:00pm



## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Rating

We are advised that the Rateable Values for the property is £220,000

The UBR for 2024/25 is 54.6p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](https://www.gov.uk/calculate-your-business-rates).

## Viewing

Strictly via the sole letting agent only

## Additional Information

The link below provides access to the Sainsbury's UK Property Website which provides full details on all our Sainsbury's / Argos disposals.

## Sainsbury's Property Disposals



# CONTACT

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