

An aerial photograph of a city street, likely Northampton, showing a row of multi-story brick buildings. A large, light-colored building with many windows is highlighted with a red outline. The building has a sign for 'SPORTS DIRECT' on its ground floor. Other buildings in the background are made of red brick and have various rooflines. The overall scene is a dense urban environment.

**IAN SCOTT**  
INTERNATIONAL

Established 1971 - London W1

**TO LET - NORTHAMPTON**  
**64 - 72 ABINGTON STREET, NN1 2AP**  
**LARGE 30,000 + SQ FT**



# GALLERY



## LOCATION

Northampton in central England with a population of 250,000 is situated 60 miles north of London & 50 miles southeast of Birmingham. Renowned for its world famous shoe and leather industry it's still home to prestigious global brand names including Church's, Crockett and Jones, Tricker's and Loake. The town centre is currently being revitalized enhancing the distinctive cultural and heritage assets with a contemporary new public realm and better infrastructure.

The store is located on the town's prime high street with nearby occupiers including Sports Direct, Poundland, Specsavers & Clarks. The entrance to the Grosvenor Shopping Centre ( anchored by Primark ) is diagonally opposite.

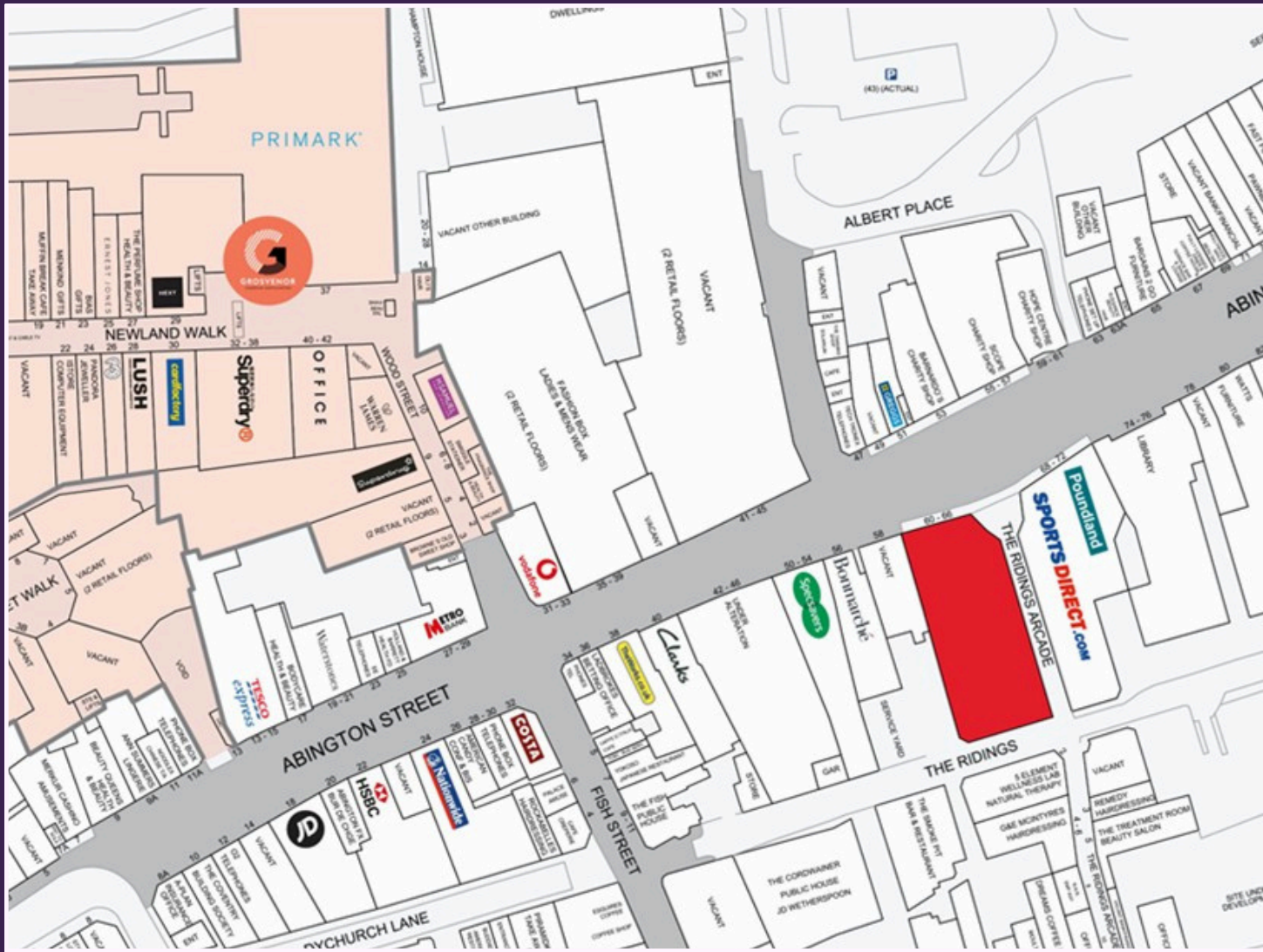
## DESCRIPTION

The four-storey building has an impressive 'art deco' style frontage with excellent well fitted retail trading space at ground & first floors, escalators, second floor plant room and rear loading with a goods lift.

The store has the following approximate areas:

Floors	NIA sq ft	NIA sq m.
Basement Ancillary	864 sq ft	80.27 sq m
Ground Floor Retail Area	8,506 sq ft	790.21 sq m
First Floor Retail Area	19,890 sq ft	1,847.78 sq m
Second Floor Ancillary	800 sq ft	74.3 sq m
<b>TOTAL</b>	<b>30,060 sq ft</b>	<b>2,792 sq m</b>

# PROPERTY INFORMATION



# LOCATION

**RENT**

Upon application.

**LEASE**

New permanent or temporary lease available Summer 2025 onwards.

**RATES**

Current RV - £179,000. NDR – 55.5p (2025/2026)

**USE**

All permitted uses will be considered.

**LEGAL COSTS**

Each party to bear their own costs incurred in this transaction.

**VAT**

All figures are quoted exclusive of VAT, if applicable.

**VIEWINGS**

By appointment via Retained Agent.



# FINANCIALS



# CONTACT

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