



6 Commercial Street Northampton, UK

Executive Summary

On behalf of a private client

JLL are pleased to offer the opportunity to acquire a prime redevelopment opportunity at 6 Commercial Street, Northampton.

The building extends to 42,216 sq ft GIA consisting of a four-storey purpose-built casino

Offers are invited for the the freehold interest, subject to contract and exclusive of VAT.

The Opportunity

- Our client is looking to dispose of the freehold interest in 6 Commercial street, Northampton. The property comprises a four-storey building totalling a gross internal area 42,194 sq ft.
- The existing building is the tallest building within its block. The site immediately adjacent to the east is cleared, and the collection of buildings to the west rises to four storeys
- The site extends to approximately 0.31 acres and combines two titles (NN34540 & NN54843) which are available in the dataroom.

The Location

- 6 Commercial street is located in Northampton city centre in what is predominantly a commercial vicinity with a variety of surrounding leisure and retail uses.
- The site lies within Northampton town centre, and the immediate surrounds include The King Billy public house to the east, TK Maxx to the south, St Peter's Way retail park and associated car parking to the north, and a cleared site to the west.
- Northampton is seeing a major regeneration with a number of projects being completed, underway or planned. The most notable of these being the Greyfriars masterplan, situated half a mile north of the subject premises, which is scheme proposing 1,000 new homes, an outdoor amphitheatre, shops, and flexible workspace to replace the former bus station.
- The site is situated 8 minutes from Northampton Station, which is on the West Midlands line offering direct services to Birmingham New Street (1 hour 5 minutes). London Euston can be reached from Northampton station in 50 minutes.



c. 45 mins from London Luton Airport



c. 7 mins from Northampton Station

Local Attractions & amenities – Car Times

Northampton General Hospital – 9 mins

Althorp Estate – 22 mins

Delapre Abbey – 5 mins

Becketts Park – 3 mins

Northamptonshire County Cricket Club – 11 mins

Northampton Town Centre – 5 mins

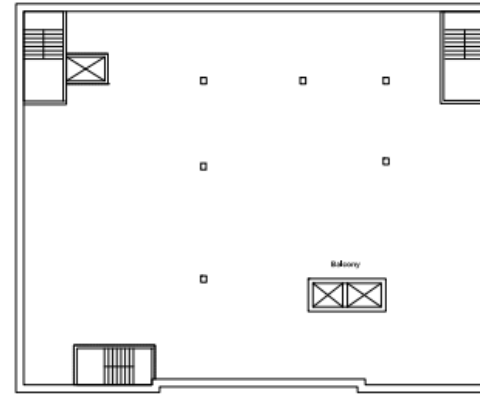
University of Northampton – 3 mins

Franklin Gardens – 6 mins

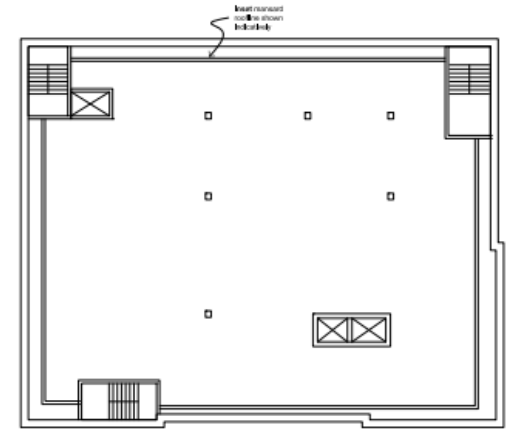
Floor Plans

- The former Aspers building is a four-storey brick structure completed in 2007–2008. The building provides around 3,922 m² (42,216 sq ft) of gross internal area across four floors.
- The lower two levels, ground and first floor, each span roughly 1,175 m², while the upper two floors measure approximately 786 m² apiece. The reduced footprint of the upper storeys relative to the lower floors creates a stepped building form.
- Movement between floors occurs mainly through a central lift core and internal staircases serving all levels.
- A blockwork addition extends part of the ground and first floors and houses rooftop mechanical equipment for the building. Further services and server facilities occupy the top level with roof access.
- Building servicing operates through a loading bay on the ground floor accessed from Foundry Street.
- The structural framework and building shell are presumed consistent with standard commercial construction of that era, featuring large open areas on the ground, 1st and 2nd floors. The 3rd floor offers more compartmental office spaces that would have previously been used for staff breakout space, training and general back-office functions.

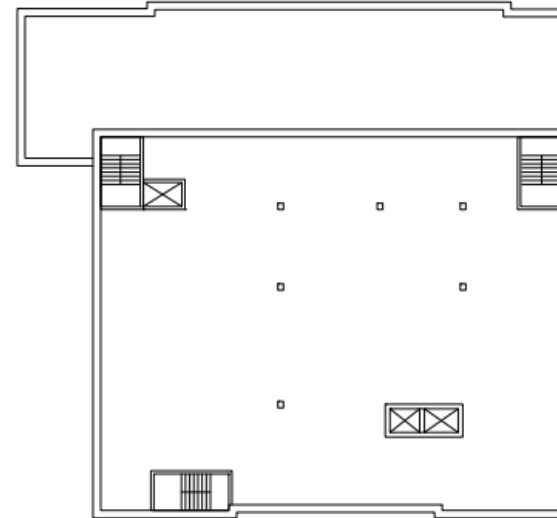
Existing Floor Plans



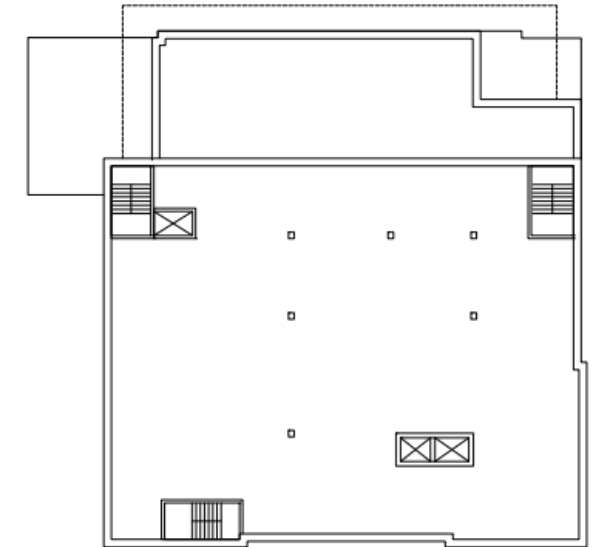
Second Floor Plan



Third Floor Plan



Ground Floor Plan



First Floor Plan

Planning

We have summarised some of the salient points from the planning appraisal provided by the JLL Planning team.

- The Site comprises a vacant four-storey building, previously in use as a casino (Sui Generis) until its closure in October 2024. The historic planning consents related to the existing building are set out below:
- Planning permission ref. N/2003/0088 was approved on 23 October 2003, for the redevelopment of the existing site into a casino. This consent has been implemented and established the lawful use of the site as Sui Generis (casino).
- Planning application ref. N/2006/1479 and WN/2006/0201 were approved 27 April 2007 for a two-storey extension to the Site.
- The site is located within the administrative authority of West Northamptonshire Council (WNC) and is designated as being within the Northampton Town Centre Boundary area.
- The asset is not a listed building and is not within a Conservation Area, although the site is close to the Southwestern boundary of the West Northampton Conservation Area.
- The flood risk at the site is categorised as Flood Zone 2, owing to the proximity to the River Nene.

Key Planning Opportunities

- Unprotected Use - the casino use is not protected, allowing flexible change of use options without needing to justify loss of the existing use.
- Strong Town Centre Location - the town centre designation provides policy support for multiple employment-generating and residential uses.
- Development Potential - the size of the existing building, town centre location and mixed-use context allow for a range of redevelopment options, with flexibility to introduce hotel, office, retail or appropriately designed residential or student housing above active ground floor uses.



Further Information

Offers invited for the freehold interest

The site is offered for sale by way of informal tender. Offers are invited for the whole site on an unconditional basis.

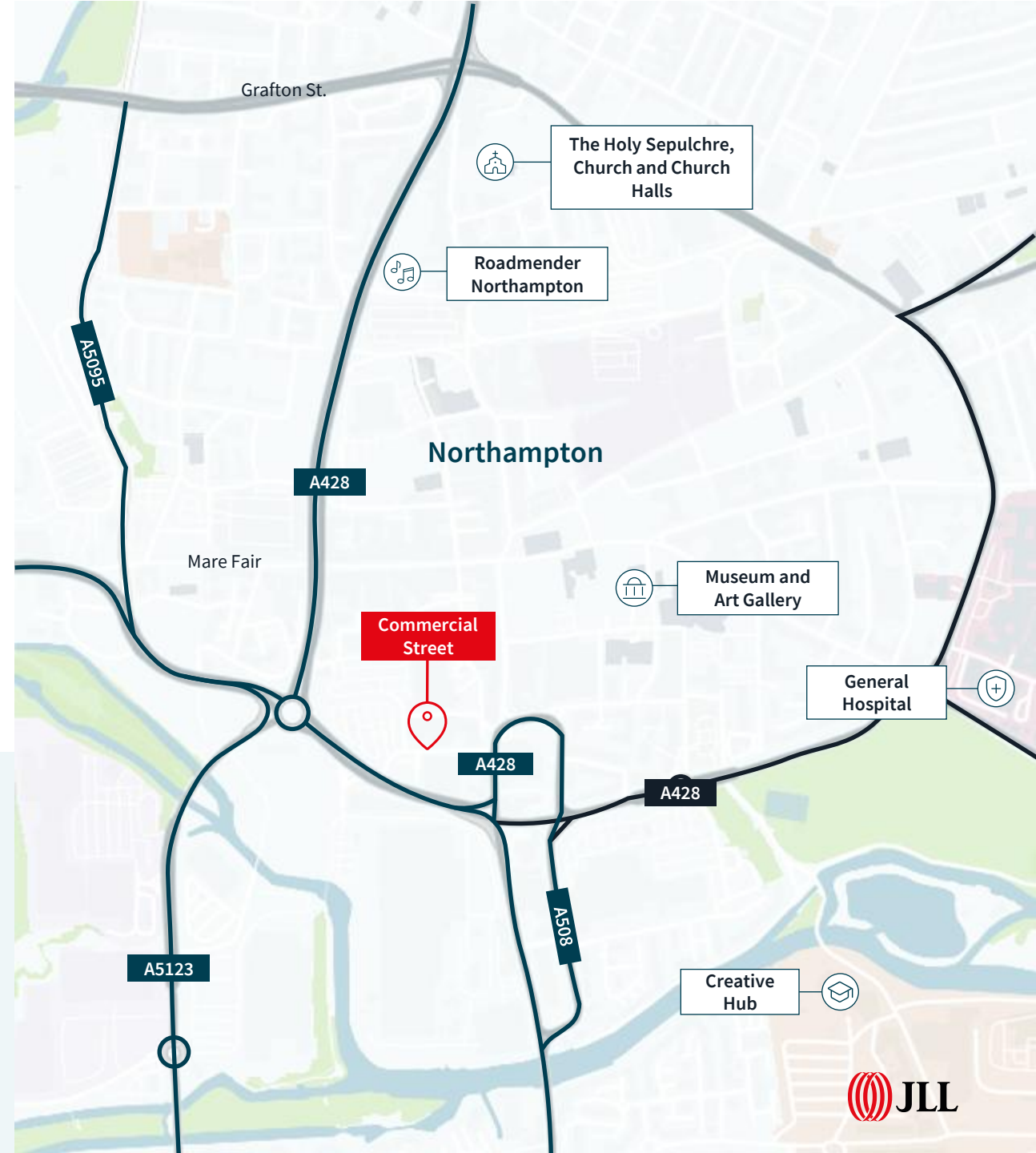
All offers should be supported by confirmation of:

- Payment profile and proof of funds
- Proposed timescales for exchange and completion (if not simultaneous)
- Details of proposed development strategy
- Conditions associated with the offer
- Solicitor's details

Offers must be submitted to the following parties:

Will Richardson (William.richardson@jll.com) and Will Cox (William.cox@jll.com).

Please note that the Vendor is not obligated to accept the highest offer or indeed any bid submitted during the marketing process.



Tenure

The site is to be sold freehold.



Data Room

Please contact the sole selling agent JLL for access to the data room. Upon receipt of your expression of interest, JLL will provide access to the Data Room containing legal and technical information including title documents and other relevant information that may assist a purchaser.



VAT

The property has not been elected for VAT



Viewings

Any 'on-site' viewings are to be strictly by prior arrangement.



Contacts

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