

6 WEEK COMPLETION



SITUATION

Occupying a prominent corner position opposite **Ladbrokes** and near a **One-Stop** and **Total Garage** on the main A5001 at the junction with the B569 approximately 1 mile north-west of Rushden town centre.

Rushden lies just off the A45 some 5 miles east of Wellingborough, 10 miles south-east of Kettering and 17 miles east of Northampton.

PROPERTY

Forming part of an attractive corner building comprising a **Ground Floor Shop** with **Basement Storage**. The property benefits from front forecourt parking.

VAT is payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 1st January 1997 at a ground rent of £10 per annum.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	56'11"
Internal Width	56'8"
Shop and Built Depth	33'2"
Sales Area	Approx 1,495 sq ft
Store Area	Approx 520 sq ft
WC	

Basement

Store Area	Approx 920 sq ft
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Total Area

Approx 2,935 sq ft

TENANCY

The property is let on a full repairing and insuring lease to **Kandu Interiors Limited (with Personal Guarantor) as a Kitchen/Bathroom/Bedroom Showroom** for a term of 10 years from 25th March 2012 at a current rent of **£15,000 per annum** exclusive.

Rent Reviews 2016 & 2020

Tenant's Break 2017

£15,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

VENDOR'S SOLICITORS

Carpenters Rose - Tel: 020 8906 0088
Ref: M. Rose, Esq - Email: mr@carpentersrose.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts