



6 WEEK COMPLETION

SITUATION

Occupying a prominent trading position on this busy High Street adjacent to **Specsavers** and amongst such other multiple traders as **Superdrug, Store 21, Argos, HSBC, WHSmith, Nationwide, Natwest** and many others.

There is a pay and display car park behind the property. Rushden lies just off the A45 some 5 miles east of Wellingborough, 10 miles south-east of Kettering and 17 miles east of Northampton.

Refer to Lots 42 and 43 for Goad Plan

PROPERTY

A terraced property comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** at first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'0"
Internal Width	18'9"
Shop Depth	36'7"
Built Depth	87'6"
2 WCs	

First Floor Ancillary

Area	Approx 800 sq ft
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£25,000 per annum

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

VAT is payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Greggs PLC (having over 1,400 branches) (T/O for Y/E 31/12/11 £701m, Pre-Tax Profit £60.5m and Net Worth £206.53m)** for a term of 10 years from 11th August 2011 at a current rent of **£25,000 per annum** exclusive.

Rent Review and Tenant's Break 2016



View along High Street

VENDOR'S SOLICITORS

Comptons - Tel: 020 7482 9500
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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 £350 (including VAT) upon exchange of contracts