



**SITUATION**

Occupying a prominent trading position on this busy High Street adjacent to **Greggs** 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 **Optical Workshop, Offices** and **Staff Accomodation** at first floor level.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	18'9"
Internal Width	18'5"
Shop Depth	57'10"
Built Depth	76'2"

WC

**First Floor Workshop, Offices, Staff Accomodation**

Area	Approx 860 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 **Specsavers Optical Superstores Limited (T/O for Y/E 29/02/12 £378.4m, Pre-Tax Profit £21.3m and Net Worth £94.9m)** for a term of 10 years from 19th October 2009 at a current rent of **£25,000 per annum** exclusive.

**Rent Review 2014**



View along High Street

**VENDOR'S SOLICITORS**  
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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