



**SITUATION**

Occupying a prominent trading position on this busy High Street adjacent to **Specsavers** and amongst such other multiple traders as **Greggs, 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	25'6"
Internal Width	24'11"
Shop and Built Depth	76'50
Sales Area	Approx 1,890 sq ft
WC	

**First Floor Ancillary**

Area	Approx 1,300 sq ft
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**£40,000 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 **Superdrug Stores PLC (having over 900 branches) (T/O for Y/E 31/12/11 £1.05bn, Pre-Tax Profit £5.5m and Net Worth £124.7m)** for a term of 25 years from 26th February 1993 at a current rent of **£40,000 per annum** exclusive.

**Rent Review February 2013**



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