

**4 WEEK COMPLETION**



**SITUATION**

Located on the High Street and being the only bank in the town, near a **Sainsburys, One-Stop, Age UK, Coral** and a variety of local businesses, and being opposite St Mary's Primary School, all serving the surrounding residential area. Burton Latimer lies 3 miles south-east of Kettering with good road links to the A14 which links directly to the M1 (Junction 19) and the A1.

**PROPERTY**

An attractive detached building comprising a **Ground Floor Banking Hall** with **Ancillary Accommodation** on part first floor and separate rear access to a **Self-Contained Flat** on part first floor.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**



Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor & Part First Floor	<b>Ground Floor Banking Hall</b> Gross Frontage 59'1" Internal Width 57'7" Built Depth 78'2" Banking Hall/Offices Area Approx 2,200 sq ft <b>Part First Floor Ancillary</b> Area Approx 385 sq ft Ladies/Gents WC's	<b>Barclays Bank Plc</b> (having approx. 1,700 branches) (T/O for Y/E 31/12/12 £34.3bn, Pre-Tax Profit £99m and Net Worth £52.1bn)	20 years from 16th January 2007	£15,000	FRI subject to a schedule of condition <b>Rent Reviews March 2014 (Notice served at £20,000 p.a.) and 5 yearly.</b> <b>Tenant's Break 2022</b>
Part First Floor Flat	Not Inspected	Plough Developments Ltd	125 years from 25th December 2005	Peppercorn	FRI
<b>TOTAL</b>				<b>£15,000</b>	

**£15,000 per annum**

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

**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 £500 (including VAT) upon exchange of contracts