



SITUATION

Located at the junction with the busy main A43 Kettering Road and Redhouse Road being approx. 1 mile north-east of Hannington town centre, approx. 5 miles south-east of Kettering and approx. 9 miles north-east of Northampton.

PROPERTY

A **Large Roughly Rectangular Site (0.6 acres)** upon which stands a **Detached Single Storey Building** comprising a **Children’s Nursery** with a **Garden Play Area** as well as a car park for up to 16 cars. (see Note 1).

Note 1: The area shaded green on the plan is included in the Freehold Title but is not demised to the tenant. This may create potential for further development on the site subject to planning.

VAT is payable in respect of this Lot

£18,500 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

FREEHOLD

ACCOMMODATION

Ground Floor Nursery

Gross Frontage	39'4"
Built Depth	52'8"
Area	Approx. 1,870 sq ft
WC's	

TENANCY

The entire property (shaded blue on Plan) is let on a full repairing and insuring lease to **Ms C. O’Leary t/a Daisy Day Care (Children’s Nursery – see Note 2)** for a term of 15 years from 11th April 2005 at a current rent of **£18,500 per annum** exclusive.

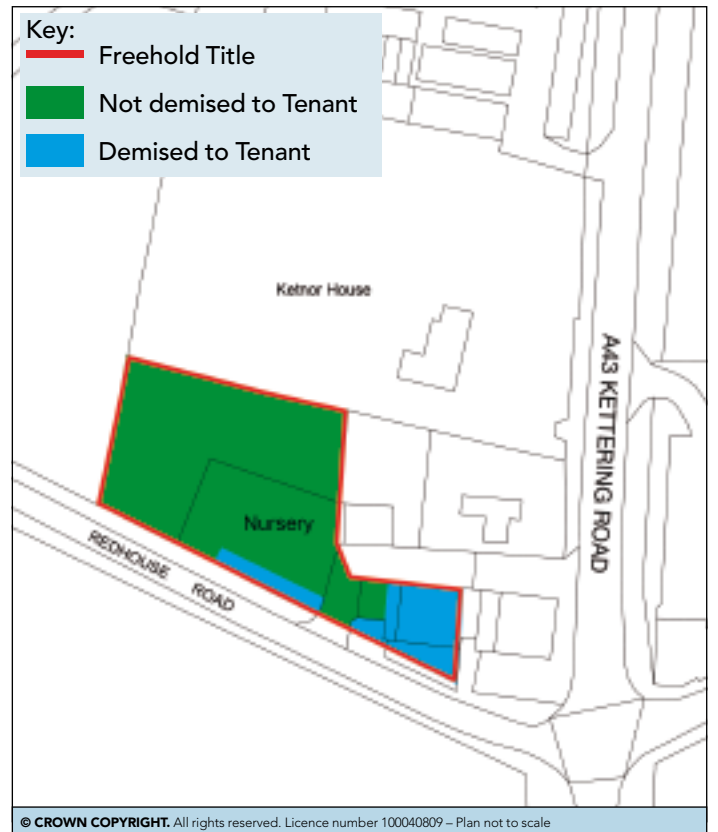
Note 2: The lessee also operates 2 others children’s nurseries in Kettering and Wellingborough. Visit: www.daisycare.weebly.com



View of the Car Park



View of Interior



VENDOR'S SOLICITORS
Lamb & Holmes - Tel: 01536 513 195
Ref: G. Robinson Esq - Email: grobinson@lamb-holmes.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 £500 (including VAT) upon exchange of contracts