

LOTS
42&43

Units 2 and 3,
48-50 High Street, Rushden,
Northamptonshire NN10 0PJ

To be offered as
2 separate lots



SITUATION

Occupying a prominent trading position on this busy High Street amongst such multiple traders as **Superdrug, Greggs, Store 21, Argos, HSBC, WHSmith, Nationwide, NatWest** and many others. There is a pay and display car park behind the properties. Rushden lies just off the A45 some 5 miles east of Wellingborough, 10 miles south-east of Kettering and 17 miles east of Northampton.

PROPERTIES

A mid-terraced building comprising **2 intercommunicating Ground Floor Shops** each with internal access to **Ancillary Accommodation** at first floor level.

VAT is payable in respect of these Lots

FREEHOLD



The Surveyors dealing with these properties are **MATTHEW BERGER** and **NICHOLAS BORD**



TENANCIES AND ACCOMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 42 Reserve below £250,000	Unit 2 (Ground Floor Shop and First Floor Ancillary)	Ground Floor Shop Gross Frontage 19'9" Internal Width 19'6" Shop Depth 60'0" Sales Area Approx 1,030 sq ft WC First Floor Ancillary Area Approx 900 sq ft	Co-Operative Group (CWS) Limited (See Tenant Profile)	25 years from 25th December 1992	£23,300	FRI
Lot 43 Reserve below £250,000	Unit 3 (Ground Floor Shop and First Floor Ancillary)	Ground Floor Shop Gross Frontage 19'9" Internal Width 19'6" Shop Depth 60'0" Sales Area Approx 1,090 sq ft WC First Floor Ancillary Area Approx 815 sq ft	Co-Operative Group (CWS) Limited (See Tenant Profile)	25 years from 25th December 1992	£22,700	FRI

TENANT PROFILE

The **Co-Operative Group** is the **UK's largest mutual business**. The Group operates from **4,800 retail trading outlets**, employs more than **106,000 people** and has an annual turnover of more than **£13bn** (source: www.co-operative.coop).

Note 1: The properties have been sub-let t/a Store 21.

Note 2: The properties intercommunicate with the adjoining shops at ground floor level.

VENDOR'S SOLICITORS
Comptons - Tel: 020 7482 9500
Ref: S. Compton Esq - Email: sc@comptons.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 £350 (including VAT) per lot upon exchange of contracts