



SITUATION

Located just outside the town centre, close to the junction with Newland Street, opposite **Sainsbury's** and amongst such other multiples as **Pizza Hut Delivery, Dominos, Iceland** and **Mind**.

Kettering is a busy market town some 14 miles north-east of Northampton via the A43 and approx. 20 miles east of the M1 (Junction 19) via the A14 dual carriageway.

PROPERTY

Forming part of a detached building comprising a **Ground Floor Shop** with rear yard.

ACCOMMODATION

Ground Floor Shop

Internal Width	13'7"
widening to	14'2" (max)
Shop & Built Depth	44'1"
2 WCs	

VAT is applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a Peppercorn.

TENANCY

The property is let on a full repairing and insuring lease to **William Hill Organization Ltd (having over 2,300 branches)** (T/O for Y/E 29/12/15 **£873.9m, Pre-Tax Profit £246.4m and Shareholders' Funds £206.9m**) who have completed a **lease renewal** for a further term of 10 years from 29th March 2017 at a rent of **£8,750 per annum** exclusive.

Rent Review and Tenant's Break 2022



£8,750 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Keith Harvey & Co - Tel: 01858 464 327
Ref: Ms Sarah Collins - Email: sarah@keithharveyandcompany.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