



SITUATION

Occupying a prominent trading position on this busy High Street, adjacent to **Greggs** and **Argos** and amongst such other multiple traders as **Specsavers, WH Smith, Select, British Heart Foundation, Scrivens, Superdrug** and many others.

Rushden lies just off the A45 some 5 miles east of Wellingborough and 17 miles east of Northampton.

VAT is NOT applicable to this Lot

PROPERTY

An end of terrace building comprising a **Ground Floor Shop and Basement** with part first floor **Ancillary** along with separate side access to a **Self-Contained Flat** on part ground, first and second floors together with a **Garage**.

FREEHOLD

Note: The property has recently undergone some improvements which include a new roof and new uPVC windows.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop, Basement & Part First Floor	Ground Floor Shop Gross Frontage 20'10" Internal Width 16'6" (max) Shop Depth 46'10" Basement Area Approx. 320 sq ft Part First Floor Kitchenette, WC	The Extra Care Charitable Trust (Having over 60 branches) (T/O for Y/E 31/03/17 £85.8m, Pre-Tax Profit £7.26m and Shareholders' Funds £90.18m)	5 years from 29th September 2017	£11,500	IRI Tenant's Break September 2020
Part Ground, First & Second Floor Flat & Garage	Not inspected	Individual(s)	999 years from 1st July 2015	Peppercorn	FRI
TOTAL				£11,500	

£11,500 per annum

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

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VENDOR'S SOLICITORS

Ingram Winter Green LLP - Tel: 020 7845 7400
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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 £750 (including VAT) upon exchange of contracts