

6 WEEK COMPLETION



SITUATION

In this busy modern retail park adjacent to an **Aldi** and near to a **Premier Inn** serving the surrounding commercial and residential area.

Rugby is situated some 3 miles south-east of Coventry, some 9 miles north-east of Northampton and enjoys excellent road access being situated between the M45 (Junction 1), M1 (Junction 18) and M6 (Junction 1).

PROPERTIES

Forming part of a parade comprising **5 Ground Floor Shops**. In addition, the properties benefit from use of customer parking and a rear service road for unloading.

VAT is payable in respect of these Lots

TENURE

Each leasehold for a term of 990 years from 28th April 2006 at a ground rent of £10 per annum doubling every 25 years (capped at £160pa).



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

VENDOR'S SOLICITORS

PCB Lawyers, 70 Baker Street, London W1U 7DL
Tel: 020 7299 9251. Ref: Ms. Judith Fishman

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 £250 (including VAT) upon exchange of contracts

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TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 33 Reserve Below £190,000	Unit F	Gross Frontage 20'6" Net Frontage 19'2" Shop Depth 33'5" Built Depth 53'6" WC	Subway Realty Limited (T/O for Y/E 31/12/08 £18.9m, Pre-Tax Profit £714,000, Net worth £1.4m)	15 years from 29th September 2008	£16,336 (See Note)	FRI by way of service charge Rent increase to higher of OMRV or: 2013 – £16,336 p.a 2018 – £17,926 p.a Tenants Break clause 2013 and 2018. The property is sub-let to a franchisee. Note: The current rent is £15,000 with a minimum increase to £16,336 in 2013 and the Vendor will top up the difference on completion.
Lot 34 Reserve Below £175,000	Unit E	Gross Frontage 21'2" Net Frontage 20'5" Shop Depth 41'8" Built Depth 53'9" WC	A Patel (t/a Premier Convenience Store)	15 years from 21st April 2008	£16,320	FRI by way of service charge Rent Reviews 2013 and 2018
Lot 35 Reserve Below £150,000	Unit D	Gross Frontage 21'2" Net Frontage 20'4" Built Depth 53'6" WC	Charans Health & Beauty Limited	15 years from 19th May 2008	£16,320	FRI by way of service charge Rent Reviews 2013 and 2018 Tenants Personal Break 2018
Lot 36 Reserve Below £150,000	Unit C	Gross Frontage 20'11" Net Frontage 20'6" Shop Depth 30'4" Built Depth 53'4" WC	Mr Allen & Mrs Black t/a Elite Reptiles	10 years from 24th June 2008	£17,408	FRI by way of service charge Rent Review 2013
Lot 37 Reserve Below £300,000	Unit A	Gross Frontage 44' Net Frontage 34'10" Shop Depth 20'4" Built Depth Max 74'4" G.I.A Approx. 2,168 sq.ft * WC	Redbrick Group Holdings Limited (Estate Agents having 2 branches)	15 years from 7th August 2007	£25,000	FRI by way of service charge Rent Reviews 2012 & 2017
		Cash Point	Nationwide Building Society	10 years from 23rd July 2007	£7,878.45 inclusive of service charge	IRI Annual rent increases in line with RPI Tenants Break 2012
				TOTAL	£32,878.45	

* Area provided by vendor