



**SITUATION**

Located just outside the town centre, close to the junction with Newland Street, adjacent to a **William Hill**, 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**.

**ACCOMMODATION**

**Ground Floor Shop**

Internal Width	14'4"
widening at rear to	14'8"
Shop & Built Depth	44'1"
WC	

**VAT is applicable to this Lot**

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**£9,500 per annum**

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

**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 **A. Ahmadi as a Polish Delicatessen/Grocer/Off-Licence** who has completed a **lease renewal** for a further term of 6 years from 19th March 2017 at a rent of **£9,500 per annum** exclusive.



**VENDOR'S SOLICITORS**  
Keith Harvey & Co - Tel: 01858 464 327  
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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 £500 (including VAT) upon exchange of contracts