6 WEEK COMPLETION



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

13'7" Internal Width 14'2" (max) widening to 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.

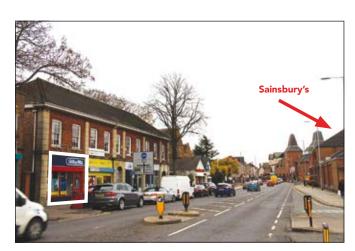
£8,750 per annum

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

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



VENDOR'S SOLICITORSKeith Harvey & Co - Tel: 01858 464 327
Ref: Ms Sarah Collins - Email: sarah@keithharveyandcompany.co.uk