



SITUATION

Occupying a prominent trading position on this busy High Street, amongst **Ladbrokes, HSBC, Costa Coffee, Betfred** as well as a variety of local traders. Rushden lies just off the A45 some 5 miles east of Wellingborough and 17 miles east of Northampton.

PROPERTY

A mid terraced building comprising a **Ground Floor Restaurant** with separate rear access to a **Self-Contained Flat** with uPVC windows on the first and second floors and rear vehicular access to provide parking for 3 cars.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant	Gross Frontage 17'8" Internal Width 16'6" Shop Depth 39'0" Built Depth 50'0" WC	M. J. Nolan (Tapas Restaurant)	7 years from 25th January 2018 (Outside s.24-28 of L & T Act 1954)	£8,500	FRI Rent Review 2023. Tenant's Break 2021 & 2023. £2,125 Rent Deposit held.
First & Second Floor Flat	4 Rooms, Kitchen, Bathroom, WC	Individual	6 months from 3rd May 2013	£4,980	AST. Holding over. £485 Rent Deposit held.
TOTAL				£13,480	

£13,480 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

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

VENDOR'S SOLICITORS

Sherrards Solicitors - Tel: 01727 832 830
Ref: G. Lunnon - Email: gpl@sherrards.com

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