



SITUATION

Occupying a prominent trading position in the town centre adjacent to **Greggs** and **Superdrug** and nearby branches of **Costa**, **Scrivens**, **Specsavers**, **Iceland**, **Betfred**, **Post Office**, **Nationwide** and **HSBC**. There is a public car park at the rear of the property. Rushden lies just off the A45 some 5 miles east of Wellingborough, 10 miles south-east of Kettering and 17 miles east of Northampton.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor. In addition there is also separate access from a rear service area.

VAT is applicable to this Lot

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'9"
Internal Width	18'5"
Shop Depth	57'10"
Built Depth	76'2"
Sales Area	Approx. 982 sq ft ¹
WC	

First Floor Ancillary

Area	Approx. 954 sq ft ¹
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Total Area

Approx. 1,936 sq ft¹

¹Not internally inspected by Barnett Ross. Areas provided by Joint Auctioneers.

FREEHOLD offered with VACANT POSSESSION

Note: The property was previously let to Cardfair at £22,000 p.a.

Vacant Retail Unit

The Surveyors dealing with this property are
Steven Grossman and **Zac Cheek**

Joint Auctioneers

Jessop & Co
Tel: 07881 360 210 Ref: Paul Jessop
Email: paul@jessopco.co.uk

Vendor's Solicitors

Taylor Walton LLP
Tel: 01582 731 161 Ref: Dermot Carey
Email: dermot.carey@taylorwalton.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

