



SITUATION

Located at the junction of Midland Road and the pedestrianised Market Street, occupying a prominent corner position directly opposite the **Swansgate Shopping Centre** and amongst such multiples as **BetFred, EE, Ladbrokes, Iceland, Halifax, Nationwide** and others. Wellingborough is a market town located approximately 10 miles north-east of Northampton, enjoying easy access via the A45 to the M1 (Junction 15).

PROPERTY

Forming part of an attractive corner building comprising a **Ground Floor Corner Retail Unit** with internal access to a **Basement**.

ACCOMMODATION

Ground Floor Corner Retail Unit

Gross Frontage	61'3" (incl. splay)
Return Frontage	23'9"
Area	Approx. 1,612 sq ft ¹
WC	

Basement

Area	Approx. 1,086 sq ft ²
------	----------------------------------

Total Area	Approx. 2,698 sq ft
-------------------	----------------------------

¹Area taken from VOA.

²Area supplied by Vendor.

VAT is NOT applicable to this Lot

TENURE

Leasehold – Held on two leases each for a term of 999 years from 1st January 2015 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Mr Kurdo Nwri (with 2 guarantors) as a convenience store (see Note 1)** for a term of 10 years from 31st July 2024 at a current rent of **£36,000 per annum** exclusive.

Rent Reviews 2029

Note 1: The Vendor has advised the tenant's family, which includes the 2 guarantors, operate other convenience stores in the region.

Note 2: There is a £9,000 Rent Deposit held.

£36,000 per annum

The Surveyors dealing with this property are
Steven Grossman and Elliott Greene

Vendor's Solicitors

Buckles Solicitors LLP
Tel: 01733 888 888 Ref: Danielle Waller
Email: danielle.waller@buckles-law.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



