



## SITUATION

Located close to the junction with Wharf Road in the heart of this picturesque market town, nearby multiples such as **Co-op** and **Age UK** and a variety of independent retailers.

Higham Ferrers is situated less than a mile north of Rushden and approximately 13 miles north-east of Northampton and 13 miles north of Bedford.

## PROPERTY

An attractive semi-detached building comprising a **Large Ground Floor Single Storey Unit** comprising a **Coffee Shop** with internal and separate front access to **Ancillary Store**.

## ACCOMMODATION

### Ground Floor Single Storey Unit

Gross Frontage 34'0"

Built Depth 60'9"

Coffee Shop plus Ancillary Store GIA Approx. 1,920 sq ft incl. 2 WCs

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Bewitched Limited as a Coffee Shop (see Tenant Profile)** for a term of 10 years from 18th June 2018 at a current rent of **£16,000 per annum** exclusive.

**Rent Review June 2023 (Outstanding)**

## TENANT PROFILE

**Bewitched** have been trading since 2010 and now operate a chain of 17 walk-in stores and 2 drive-thrus across the Midlands. Visit: [www.bewitched.co.uk](http://www.bewitched.co.uk).

**Note: The Tenant did not operate their June 2024 Break Clause.**

**£16,000** per annum

The Surveyors dealing with this property are  
**Jonathan Ross** and **Steven Grossman**

## Vendor's Solicitors

Charles French Solicitors

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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'**

