



SITUATION

Located at the junction with Doddington Road within the town centre and less than 200 yards from the pedestrianised Market Steet which includes the Swangate Shopping Centre.

North Northamptonshire Council Offices are located to the rear and the town's multi-storey car park in Commercial Way is just a few minutes away.

Wellingborough Railway Station (E M R Line) is approx. 1 mile distant. 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

An end of terrace building comprising **4 Ground Floor Shops** with separate front access to **4 Self-Contained 2 Bed Flats** on the first and second floors.

Each flat benefits from gas central heating and uPVC double glazing. In addition, there is a deep **Rear Garden** behind No. 24.

Refer to the Auctioneers for the floor plans of Flat 1 & 2 and the video tour of the four flats.

VAT is NOT applicable to this Lot

FREEHOLD



£55,980 per annum

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

Joint Auctioneers

Abbey Ross

Tel: 01604 629 988 Ref: Brendan Bruder

Email: brendan@abbeyross.co.uk

Vendor's Solicitors

Marks Miller & Co

Tel: 01277 633 991 Ref: Keith Miller

Email: kcmiller@marksmiller.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'



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 21 (Ground Floor Shop)	Internal Width 11'11" Built Depth 27'6" WC (shared with No. 22)	D. Kishorkumar (Off-Licence – Tenant currently fitting out)	6 years from 18th October 2024	£6,600	FRI Rent Review 2027. £1,650 Rent Deposit held.
No. 22 (Ground Floor Shop)	Internal Width 11'2" Built Depth 27'6" WC (shared with No. 21)	R. Mohammed (Barber)	5 years from 3rd October 2022	£5,000	FRI £1,250 Rent Deposit held.
No. 23 (Ground Floor Shop)	Internal Width 11'2" Built Depth 27'6" External WC (shared with No. 24)	M. Kaya (No. 23 – Pizza Take-Away) (No. 24 – Kebab House)	15 years from 4th December 2021 (Renewal of a previous lease)	£11,500	FRI Rent Reviews 2026 and 2031. Note: Nos. 23 and 24 interconnect at the rear.
No. 24 (Ground Floor Shop)	Internal Width 16'6" Built Depth 27'6" External WC (shared with No. 23) Plus Rear Yard, Shed and Rear Garden				
Flat 1 (First Floor)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC & Store Room (GIA Approx. 620 sq ft)	Individual	6 months from 28th January 2025	£8,220	AST. £686.53 Rent Deposit held.
Flat 2 (Second Floor)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 627 sq ft)	Individual	5 months from 11th January 2025	£8,400	AST. £692.30 Rent Deposit held.
Flat 3 (Second Floor)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 680 sq ft)	Individual	1 year from 27th June 2022	£8,040	AST. Holding over. £495 Rent Deposit held.
Flat 4 (First Floor)	2 Bedrooms, Living Room, Kitchen, Shower Room/WC & Store Room (GIA Approx. 680 sq ft)	Individual	6 months from 7th January 2025	£8,220	AST. £790.38 Rent Deposit held.
				Total: £55,980	

