



SITUATION

Located close to the junction with Tithe Barn Road within the town centre and less than 60 yards from the pedestrianised Market Steet and opposite an entrance to the **Swangate Shopping Centre** and a **Post Office**.

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 approx. 10 miles north-east of Northampton, enjoying easy access via the A45 to the M1 (Junction 15).

PROPERTY

A mid terraced building comprising **3 Ground Floor Shops (one is sold-off and includes a Basement)** and **9 Self-Contained Flats (all sold-off)**.

In addition, there is a **Rear Car Park for approx. 20 cars** accessed from Tithe Barn Road ([see Note 1](#)).

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: There may be potential to park additional vehicles in the rear car park which can provide for a possible additional income stream.

Note 2: In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.





TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 33 (Ground Floor Shop & Basement)	Not inspected Plus 2 car spaces.		Simpson & Weekley Limited	125 years from 4th March 2022	£100	FRI by way of service charge. Rent Reviews every 25 years linked to RPI.
No. 33a (Ground Floor Shop)	Internal Width widening to Shop Depth WC (see Note 3)	15'3" 19'10" 27'6"	Copper Violet Limited (Estate Agents)	5 years from 1st May 2024 (excl. s24–28 L & T Act 1954)	£8,500	FRI by way of service charge. Tenant's Break April 2027. £2,125 Rent Deposit held.
No. 35 (Ground Floor Shop)	Internal Width Shop Depth WC Plus 1 car space	22'4" (max) 30'4"	K. Newcombe (Childrens Barbers)	7 years from 1st November 2024 (Renewal of a previous lease – in occupation since 2021)	£15,000	FRI by way of service charge. Rent Reviews 2027 and 2030. £2,850 Rent Deposit held.
Flats 1–6 (Part Ground, First & Second Floors)	6 Flats – Not inspected Plus 6 parking spaces		Norland Estates Ltd	250 years from 15th September 2017	£600 (rising to £1,200 in 2042, £2,400 in 2067, £4,800 in 2092 & £9,600 in 2117)	FRI by way of service charge.
Flats 1, 2 & 3, 8 Tithe Barn Road	3 Flats – Not inspected Plus 6 parking spaces		Various	Each 125 years from September 2021	£300 (£100 per Flat rising every 25 years linked to RPI)	Each FRI by way of service charge.
					Total: £24,500	
Note 3: No. 33a - Whilst the lease dated 1st May 2024 does not express a right						

Note 3: No. 33a - Whilst the lease dated 1st May 2024 does not express a right for parking, the tenant has been allowed to use up to 3 parking spaces under the permission of the Landlord.



£24,500 per annum

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

Vendor's Solicitors

Broomfields Solicitors

Tel: 01455 559 444 Ref: Mark Anderson

Email: mark.anderson@broomfields.uk.com

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'