



SITUATION

Located close to the corner of Woodlands Avenue just off the main A6003 amongst a host of local traders serving the surrounding residential area, only 1 mile north of Corby town centre and Corby Railway Station (EMR Line).

Corby is located approx. 18 miles west of Peterborough and 18 miles north-east of Northampton.

PROPERTY

A semi-detached building comprising a **Ground Floor Shop** with internal access and separate side access ([see Note 1](#)) to a **Self-Contained Flat** on the first floor with uPVC double glazing. There is a **Garage/Store** to the side plus off-street **Parking for 2 cars**.

In addition, there is a **Large Rear Garden** allowing scope for an extension similar to the adjoining property.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	25'1"
Internal Width	22'5"
narrowing at rear to	9'7"
Shop & Built Depth	25'11"
Rear Store Area	Approx. 45 sq ft
WC	

First Floor Flat

2 Bedrooms, Living Room, Kitchen, Shower Room/WC	
GIA	Approx. 535 sq ft
Garage/Store Area	Approx. 220 sq ft

Plus Rear Garden

TENANCY

The entire property is let on a full repairing and insuring lease to **S. Kandavanam as a Convenience Store & Off-Licence** for a term of 10 years from 20th March 2017 at a current rent of **£12,000 per annum** exclusive.

Note 1: The separate side access leads to a communal hallway that also links the Shop with its Rear Store.

Note 2: There is a Rent Deposit of £12,000 being held.

Note 3: We understand that the flat is occupied by the tenant.

£12,000 per annum

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

Vendor's Solicitors

Sherrards
Tel: 01727 832 830 Ref: Gregory Lunnon
Email: gpl@sherrards.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'**

