



SITUATION

Located near to the junction with Market Street amongst a host of local traders and diagonally opposite an entrance to the **Swansgate Shopping Centre** which houses multiples including **Boots**, **Superdrug**, **Holland & Barrett**, **Greggs** and many others.

Wellingborough is a market town located approximately 10 miles north-east of Northampton and 8 miles south of Kettering enjoying easy access via the A45 to the M1 (Junction 15).

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** and **Basement** together with internal and separate side access to a **Self-Contained Flat** on the first and rear second floors.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'4"
Return Window Frontage	8'11"
Internal Width	15'5"
Shop Depth	27'0"
Built Depth	59'7"
Rear Prep Area	Approx. 174 sq ft
WC	

Basement

Storage Area	Approx. 310 sq ft
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First & Rear Second Floor Flat

2 Bedrooms, Living Room, Kitchen, Shower Room/WC	
GIA	Approx. 640 sq ft



VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **C. Patel** as a **Pizza Restaurant/Takeaway** for a term of 16 years from 30th April 2021 at a current rent of **£14,000 per annum** exclusive.

Rent Reviews 2027 and 2032

Note 1: The flat is currently used as Ancillary Accommodation by the tenant.

Note 2: There is a Rent Deposit of £12,500 being held.

Note 3: The shop has been used as a Pizza Take-away for over 35 years.



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Vendor's Solicitors

Sherrards

Tel: 01727 832 830 Ref: Gregory Lunnion

Email: gpi@sherrards.com

£14,000 per annum

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

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'**