



SITUATION

Occupying a prominent trading position in the town centre amongst such multiples as **Greggs, Poundstretcher, Superdrug, Iceland, Specsavers, HSBC, Betfred, Cardfactory, Scrivens Opticians, Boots Pharmacy and Costa.**

Rushden lies just off the A45 some 5 miles east of Wellingborough, 10 miles south-east of Kettering and 17 miles east of Northampton.

PROPERTY

Forming part of a mid terraced building comprising a **Ground Floor Double Shop** and a **Rear 2 Storey Building.**

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage 35'0"
Internal Width 32'0"
Shop Depth 60'5"
Built Depth 83'4"
Sales/Ancillary Area Approx. 1,850 sq ft
2 WCs

Rear 2 Storey Building

Not inspected

VAT is applicable to this Lot

TENURE

Leasehold for a term of 999 years from 20th October 2022 at a peppercorn ground rent.

TENANCY

The property is let on a repairing and insuring lease to **Afro Shop Ltd (with personal guarantor) (as an Afro Caribbean Shop)** for a term of 5 years from 16th October 2025 at a current rent of **£16,000 per annum** exclusive.

Rent Review & Tenant's Break October 2028

There is a £4,000 Rent Deposit held.

£16,000 per annum

The Surveyors dealing with this property are
Steven Grossman and Rocco Kay

Vendor's Solicitors

Marsden Rawsthorn
Tel: 01772 799 600 Ref: Nicola Fairhurst
Email: nfairhurst@marsdenrawsthorn.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'**



The Property



Interior of Shop



Rear 2 Storey Building