

Tenure

Freehold.

Location

Northampton is a well-established commercial centre lying approximately 65 miles north of London, 33 miles south of Leicester and 19 miles north of Milton Keynes and has a population in excess of 194,000. Kingsley Park is approximately 2 miles north-east of Northampton town centre.

The property is located on the north-west side of Kingsley Park Terrace (A5123), between its junctions with Byron Street and Milton Street.

Occupiers close by include Betfred (adjacent), Nationwide Building Society, Pizza Hut, Tesco Express and Ladbrokes, in addition to a range of local shops and restaurants.

Description

The property is arranged on ground and two upper floors to provide a ground floor estate agent together with residential accommodation to the upper floors. The residential accommodation is accessed via a rear external staircase from Byron Street and comprises three rooms, kitchen and bathroom at first floor and two attic rooms on the second floor.

The property provides the following accommodation and dimensions:

Gross Frontage	6.65 m	(21' 10")
Net Frontage	6.16 m	(20' 3")
Shop Depth	8.77 m	(28' 9")
Built Depth	19.12 m	(62' 8")
Ground Floor	91.59 sq m	(985 sq ft)

First Floor -Three Rooms, Kitchen, Bathroom Second Floor - Two Rooms

NB. Allsop have not inspected or measured the upper parts.

Tenancy

The entire property is at present let to JACKSON GRUNDY LTD for a term of 15 years from 17th March 2017 at a current rent of £25,000 per annum (1). The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) The lease provides for tenant break options on 17th March 2023 and 17th March 2028. The residential accommodation is sublet.

Tenant Information

Founded in 1994, Jackson Grundy is an independent estate agency, based in Northamptonshire, with 11 residential sales branches and 3 residential lettings branches.

Website Address: www.jackson-grundy.com

For the year ended 31st May 2017, Jackson Grundy Ltd did not report a turnover but reported shareholders' funds of £2,247,219 and a net worth of £697,219. (Source: Experian 04.04.2018.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Northampton 44 Kingsley Park Terrace Northamptonshire NN2 7HH

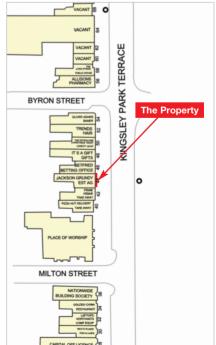
Freehold Shop and Residential Investment

- Comprises estate agent and selfcontained residential accommodation
- Let to Jackson Grundy Ltd
- Lease expiring 2032 (1)
- No VAT applicable
- Rent Review March 2022
- Current Rent Reserved

£25,000 pa

SIX WEEK COMPLETION AVAILABLE





Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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