

Kettering

72/74 High Street
Northamptonshire
NN16 8SY

- Attractive Freehold Shop Investment
- Entirely let to Waterstones Booksellers Ltd
- Lease expires 2019
- Pedestrianised town centre location
- Situated between Newlands Shopping Centre and Marks & Spencer
- Current Rent Reserved
£52,500 pa

On behalf of Trustees

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Kettering has a population of some 44,000 and is located 14 miles north-east of Northampton and 6 miles south of Corby. The town is served by the A6 and A14 trunk roads and benefits from regular rail services to London and the Midlands. The property is situated within a Conservation area in a central position on the east side of the pedestrianised High Street, near its junction with Gold Street and Lower Street in the heart of Kettering town centre. The property is some 150 yards south-west of Newlands Shopping Centre and nearby occupiers include Bonmarché (adjacent), Nationwide, Burton, Marks & Spencer, Superdrug, Santander, Vodafone, Topshop and Greggs amongst many others.

Description

The property is arranged on ground and one upper floor to provide a large ground floor shop with ancillary accommodation to the rear and at first floor level.

The property provides the following accommodation and dimensions:

Gross Frontage	11.85 m	(38' 10")
Net Frontage	10.60 m	(34' 9")
Shop Depth	27.65 m	(90' 8")

Built Depth	27.65 m	(90' 8")
Ground Floor	246.90 sq m	(2,658 sq ft)
First Floor	157.25 sq m	(1,693 sq ft)
Total	404.15 sq m	(4,351 sq ft)

Tenancy

The entire property is at present let to WATERSTONES BOOKSELLERS LIMITED for a term of 5 years from 2nd July 2014 at a current rent of £52,500 per annum. The lease contains full repairing and insuring covenants.

Tenant Information

Waterstones is a chain of specialist bookshops. They were established in 1982 and have approximately 250 stores throughout the UK. Website Address: www.waterstones.com

VAT

VAT is 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.

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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