

Burton Latimer

92/94 High Street
Northamptonshire
NN15 5LA

- **Freehold Bank and Residential Ground Rent Investment**
- Attractive bank let to Barclays Bank plc on a lease expiring in 2027 (2)
- No VAT applicable
- Rent Review 2019
- Total Current Rents Reserved

£15,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
The market town of Burton Latimer is located within the county of Northamptonshire, approximately 3 miles south-west of Kettering and 13 miles north-east of Northampton. The property is located on the west side of the High Street, in between its junctions with Churchill Way and Duke Street, directly opposite St Mary's Primary School. Occupiers close by include a One Stop convenience store and Age UK amongst other local retailers and restaurants.

Description
This attractive property is arranged on ground and one upper floor to provide a ground floor banking hall with ancillary accommodation on part first floor. The remainder of the first floor comprises residential accommodation which has been sold off on a long lease.

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
EPC Rating 83 Band D (Copy available on website).

Viewings
There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 10th May. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 14 Burton Latimer**.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and Part First Floor	Barclays Bank plc (1)	Ground Floor Part First Floor	210.2 sq m 37.8 sq m	(2,263 sq ft) (407 sq ft)	20 years from 16.01.2007 Rent review every 5th year Tenant option to determine in 15th year (2) FR & I subject to schedule of condition	£15,000 p.a.	Rent Review March 2019
Part First Floor	Plough Developments Ltd	Residential			125 years from 25.12.2005	Peppercorn	Reversion 2130

(1) For the year ended 31st December 2015, Barclays Bank plc reported an undisclosed turnover, a pre-tax profit of £2.841bn, shareholders' funds of £64.067bn and a net worth of £55.845bn. (Source: Experian 21.04.2017.)

Total £15,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
Seller's Solicitor | Torr, Cleggs. Tel: 0115 977 5804 e-mail: it@cleggssolicitors.com