

Kettering

41/43 High Street
Northamptonshire
NN16 8SU

- **Freehold Shop Investment**
- Entirely let to Savers Health and Beauty Limited until November 2022 (no breaks)
- Well located on pedestrianised High Street
- Close to McDonald's and Costa Coffee
- Current Rent Reserved
£35,000 pa

On the Instructions of a
Major UK Fund Manager

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Kettering has a population of some 67,000 and is located 14 miles north-east of Northampton and 7 miles south of Corby. The town is served by the A6, A43 and A14 trunk roads and benefits from regular rail services to London and the Midlands.

The property is located on the west side of the pedestrianised High Street, in between its junctions with Walkers Lane and Meadow Road. The property is some 250 metres from an entrance of the Newlands Shopping Centre.

Occupiers close by include Costa (opposite), McDonald's, B&M, Burton, NatWest, Zara and Superdrug. The Newlands Shopping Centre is home to JD Sports, TK Maxx, Argos and Wilko, amongst many others.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with ancillary accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	10.05 m	(32' 11")
Net Frontage	9.20 m	(30' 2")
Shop Depth	20.35 m	(66' 9")
Built Depth	26.45 m	(86' 9")
Ground Floor	209.00 sq m	(2,250 sq ft)
First Floor	178.75 sq m	(1,924 sq ft)
Total	387.75 sq m	(4,174 sq ft)

Tenancy

The entire property is at present let to SAVERS HEALTH AND BEAUTY LIMITED for a term of 10 years from 27th November 2012 at a current rent of £35,000 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 340+.

Website Address: www.savers.co.uk

For the year ended 30th December 2017, Savers Health and Beauty Limited reported a turnover of £460.343m, a pre-tax profit of £44.278m, shareholders' funds of £64.545m and a net worth of -£10.518m. (Source: Experian 23.10.2018.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 91 Band D (Copy available on 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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