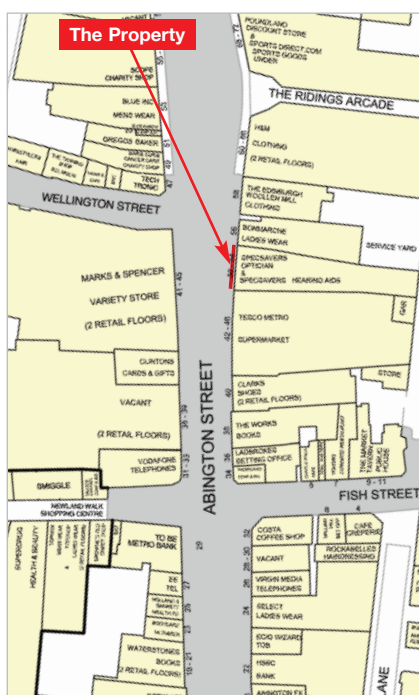


Northampton

50-54 Abington Street Northamptonshire NN1 2AP

- **Well Located Freehold Shop Investment**
- Comprising a double shop unit
- Pedestrianised town centre location
- Let to Specsavers Optical Superstores Ltd
- Lease expiry December 2024 (no breaks)
- Rent Review 2019
- Current Rent Reserved
£120,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Northampton is the county town of Northamptonshire and is a well-established commercial centre lying approximately 65 miles north of London, 33 miles south of Leicester and 50 miles south-east of Birmingham and has a population in excess of 212,000. The town benefits from excellent road communications, with Junctions 15, 15A and 16 of the M1 Motorway providing access to London, Birmingham and the national motorway network.

The property is situated on the south side of Abington Street, between its junctions with St Giles Terrace and Fish Street.

Occupiers close by include Marks & Spencer (opposite), Tesco Metro and Bonmarché (both adjacent), Clarks Shoes, Vodafone, H&M, Poundland, HSBC and Waterstones, amongst many others. An entrance to the Newland Walk Shopping Centre is some 100 metres away from the property and is home to Superdry, WH Smith, Next and Pandora, amongst others.

Description

The property is arranged on lower ground, ground and one upper floor to provide a double fronted ground floor shop presently trading as an opticians, together with consulting rooms, technician's workshops and staff accommodation to the first floor. On the lower ground level there is a store. The property benefits from rear loading access.

The property provides the following accommodation and dimensions:

Gross Frontage	11.30 m	(37' 0")
Net Frontage	9.85 m	(32' 3")
Shop Depth	41.40 m	(135' 10")
Built Depth	46.95 m	(154' 1")

Ground Floor Shop	311.95 sq m	(3,358 sq ft)
Ground Floor Office	21.45 sq m	(231 sq ft)
Lower Ground Floor Store	18.65 sq m	(201 sq ft)
First Floor	280.25 sq m	(3,017 sq ft)
Total	741.80 sq m	(7,985 sq ft)
Loading Bay	22.60 sq m	(243 sq ft)

Tenancy

The entire property is at present let to SPECSAVERS OPTICAL SUPERSTORES LTD for a term of 10 years from 9th December 2014 at a current rent of £120,000 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: 1,845.

Website Address: www.specsavers.co.uk

For the year ended 28th February 2017, Specsavers Optical Superstores Ltd reported a turnover of £716.51m, a pre-tax profit of £32.77m, shareholders' funds of £57.23m and a net worth of £54.00m. (Source: Experian 22.05.2018.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 70 Band C (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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