



### 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 in addition benefits from regular rail services to London and the Midlands.

The property is situated within the town centre in a prominent corner position on Bayes Street, close to its junction with Northall Street (A4300). Northall Street is a main arterial road in Kettering, linking the town centre with the A14.

Occupiers close by include The Tanners Gate Retail Park (opposite), Sainsbury's, Morrisons, Lidl and the Newlands Shopping Centre and car park.

### Description

The property is arranged on ground floor only to provide a petrol filling station with 8 filling pumps, convenience store and MOT repair workshop benefitting from 3 vehicle bays with ancillary office, storerooms and WC. The site is approximately 0.07 hectares (0.18 acres).

The property provides the following accommodation and dimensions:

<b>Petrol Station Shop and Store</b>	<b>69.05 sq m</b>	<b>(743 sq ft)</b>
<b>MOT Workshop, Office, Stores &amp; WC</b>	<b>171.78 sq m</b>	<b>(1,849 sq ft)</b>
<b>Total</b>	<b>240.83 sq m</b>	<b>(2,592 sq ft)</b>

### Tenancy

The entire property is at present let to AK KETTERING STATION LIMITED (t/a Shell and Londis) for a term of 15 years from 6th June 2014 at a current rent of £60,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. Part of the forecourt is sublet to an independent car wash.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

### Energy Performance Certificate

EPC Rating 137 Band F (Copy available on website).

## Kettering

### Chrysler Garage

### Bayes Street

### Northamptonshire

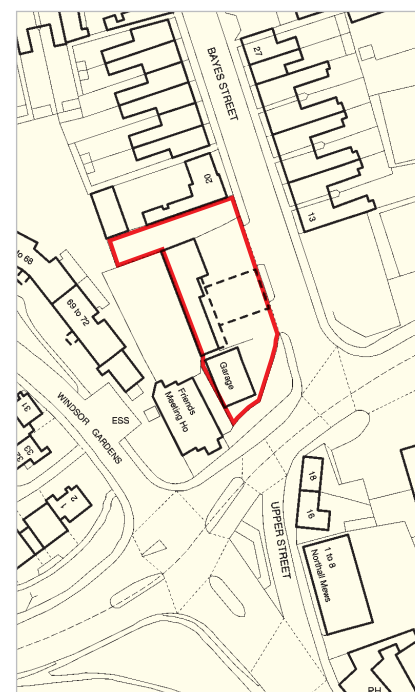
### NN16 8HR

#### • Freehold Petrol Filling Station Investment

- Lease expires 2029 (no breaks)
- Prominent town centre location
- Site of 0.09 hectares (0.23 acres)
- Rent Review 2019
- Current Rent Reserved

**£60,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106