

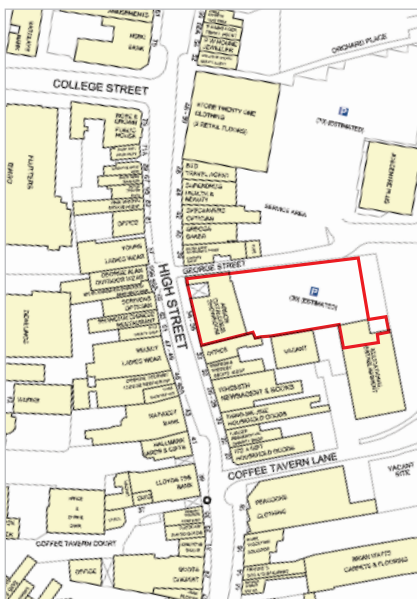
# Rushden

34/36 High Street  
Northamptonshire  
NN10 0PW

- Large Freehold Shop and Leisure Investment
- Prominent corner site with large car park in the town centre
- Shop let to Argos Limited
- Reversions from 2018
- Total Current Rents Reserved

**£86,000 pa**  
**rising to £90,000 pa**  
**in 2018**

**SIX WEEK COMPLETION**  
**AVAILABLE**



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



**Tenure**  
Freehold.

## Location

Rushden is strategically located midway between the A1(M) and M1 Motorways, some 13 miles east of Northampton in the heart of the East Midlands. Access is excellent, being adjacent to the A45, which links to the M1 at Junction 15/15A.

The property occupies a corner site in the town's retailing core, at the junction with George Street.

Occupiers close by include Greggs, Superdrug, WH Smith, Store 21, NatWest Bank, Lloyds and Specsavers.

## Description

The property is arranged on ground and one upper floor to provide a large retail unit, having ground floor sales accommodation which was recently updated by the tenant. The upper floor comprises a gym and fitness centre, benefitting from self-contained access at the front. To the rear is a large car park with space for some 30 vehicles.

## VAT

VAT is applicable to this lot.

## Documents

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

## Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Argos Limited (1)	Ground Floor Sales & Ancillary 975.5 sq m (10,500 sq ft)	15 years from 15.09.2003 Rent review every 5th year FR & I Tenant break in 2013 (Not exercised)	£75,000 p.a.	Reversion 2018
First Floor	Zippee Limited	First Floor Gym & Fitness Centre 204 sq m (2,196 sq ft)	10 years from 14.07.2014 Rent review every 5th year FR & I Tenant break clause in 2019	£11,000 p.a.	Fixed uplifts 2015 to £12,000 pa 2016 to £13,000 pa 2017 to £14,000 pa 2018 to £15,000 pa
		<b>Total</b>	<b>1,179.5 sq m (12,696 sq ft)</b>	<b>Total £86,000 p.a. (rising to £90,000 p.a. in 2018)</b>	

(1) For the year ended 1st March 2014, Argos Limited reported a turnover of £3.872bn, a pre-tax profit of £43.9m and a net worth of £1.172bn.  
(Source: Experian 15.01.2015.)

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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