

# Rushden 40 High Street Northamptonshire NN10 0PJ

- **Attractive Freehold Shop Investment**
- Let to Greggs plc
- Lease expiring 2021
- Town centre location adjacent to Specsavers
- Rent Review 2016
- Current Rent Reserved

**£25,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



## 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 Motorway at Junction 15.

The property is situated on the High Street, close to its junction with George Street (no vehicle access), which provides a link between High Street and a public car park immediately behind the property. Occupiers close by include Specsavers (adjacent), Argos, Superdrug, Store 21 Clothing, Scrivens Opticians, HSBC, NatWest and WH Smith.

## Description

The property is arranged on ground and one upper floor to provide a ground floor retail unit with ancillary accommodation at first floor level. Due to the sloping nature of the site, the upper floor is located at ground level to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	6.45 m	(21' 2")
Net Frontage	5.55 m	(18' 3")
Shop Depth	23.70 m	(77' 9")
Built Depth	23.95 m	(78' 7")
First Floor	71.17 sq m	(766 sq ft)

## Tenancy

The entire property is at present let to GREGGS PLC for a term of 10 years from 11th August 2011 at a current rent of £25,000 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: 1,700.

Website Address: [www.greggs.co.uk](http://www.greggs.co.uk)

For the year ended 3rd January 2015, Greggs plc reported a turnover of £803.9m, a pre-tax profit of £49.74m, shareholders' funds of £246.7m and a net worth of £241.9m. (Source: Experian 31.05.2016.)

## VAT

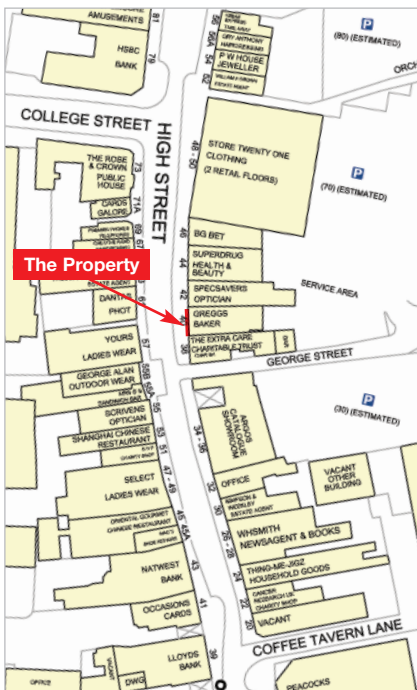
VAT is applicable to this lot.

## Documents

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

## Energy Performance Certificate

EPC Rating 109 Band E (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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