

# Northampton

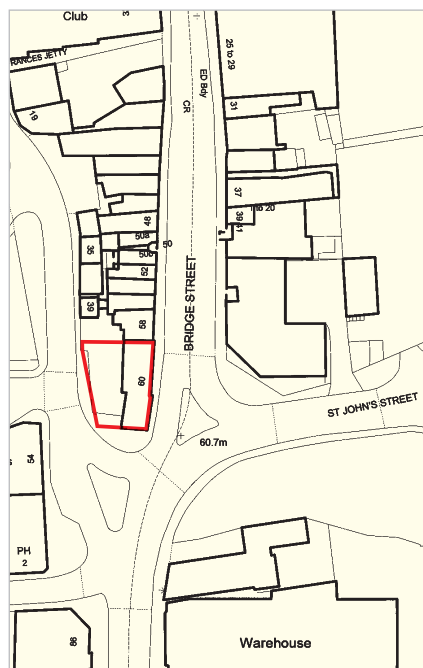
## 60 Bridge Street Northamptonshire NN1 1PA

- Freehold Restaurant Investment
- Let on new 5 year lease
- Town centre location
- Situated within an established leisure position
- No VAT applicable
- Reversion 2018
- Current Rent Reserved

**£29,000 pa <sup>(1)</sup>**

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

**allsop**



### Tenure

Freehold.

### Location

Northampton is a well established commercial centre lying approximately 65 miles north of London, 33 miles south of Leicester and 19 miles north of Milton Keynes and has a population in excess of 194,000. 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 Bridge Street, close to the junction with St Peters Way (A5123) in an area popular with restaurants, takeaways, bars and nightclubs. Occupiers include Revolution Bar together with a number of local traders.

### Description

The property is arranged on basement, ground, first and part second floors to provide a restaurant/bar on ground floor with an additional restaurant area on first floor, and kitchens and ancillary accommodation at second floor level. There is vehicular access to the rear and an external area which was previously used as outdoor seating.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>21.3 m</b>	<b>(69' 10")</b>
<b>Shop &amp; Built Depth</b>	<b>6.5 m</b>	<b>(21' 4")</b>

### Basement – Not inspected by Allsop

<b>Ground Floor</b>	<b>122.15 sq m</b>	<b>(1,315 sq ft)</b>
<b>First Floor</b>	<b>121.80 sq m</b>	<b>(1,311 sq ft)</b>
<b>Second Floor</b>	<b>41.65 sq m</b>	<b>(448 sq ft)</b>
<b>Total</b>	<b>285.60 sq m</b>	<b>(3,074 sq ft)</b>

### Tenancy

The entire property is at present let to SANDEEP KOONER for a term of 5 years from 4th June 2013 at a current rent of £29,000 per annum, exclusive of rates (1). The lease contains full repairing and insuring covenants.

(1) The year 1 rent is £10,500 p.a. The Vendor will top up the year 1 rent by way of a reduction in the purchase price so that the Purchaser will be effectively receiving £29,000 per annum from completion.

NB. The lease contains a tenant option to purchase the property during the term of the lease.

### VAT

VAT is not applicable to this lot.

### Documents

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

### Energy Performance Certificate

EPC Rating 90 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

**Seller's Solicitor** Ms A Potter, Berwin Leighton Paisner Law. Tel: 0203 400 2892 Fax: 0203 400 1111 e-mail: [alexandra.potter@blplaw.com](mailto:alexandra.potter@blplaw.com)