



Tenure

Freehold.

Location

Wellingborough is located 11 miles to the north-east of Northampton and 7 miles to the south of Kettering and has a resident population of some 39,000. The town is served by the A45, which provides easy access to the M1 motorway some 14 miles to the west, with the A14 dual carriageway some 6 miles to the north.

The property is situated on Sheep Street opposite an entrance to the Swansgate Shopping Centre between the junctions with Tithe Barn Road and Burystead Place. Occupiers close by include Argos, Underwoods Estate Agents, William H Brown, Bonmarché, McDonald's, New Look and many others.

Description

The property is arranged on basement, ground and two upper floors to provide an estate agents on part ground and basement with a bank arranged on part ground and first floors. The remainder of the first and the whole second floor is currently arranged as office accommodation and is accessed from the front. The property also benefits from approximately 20 car parking spaces to the rear.

VAT

VAT is not applicable to this lot.

Planning (3)

Planning permission has been granted for a total of six residential units arranged over the first and second floors. Details are available from www.wellingborough.gov.uk/planning (Ref: WP/15/00165/FUL)

Documents

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

Energy Performance Certificate

Range from EPC Bands G-E (Copies available on website).

Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register no later than 12 noon on Wednesday 24th June by emailing: viewings@allso.co.uk. Photo ID will be required on the day. In the subject box of your email please ensure that you enter 'Lot 141 Wellingborough'.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and Part First Floor	Clydesdale Bank plc (1) (t/a Yorkshire Bank)	Gross Frontage 14.20 m (46' 7") Built Depth 25.00 m (82' 0") Ground Floor 210.85 sq m (2) (2,270 sq ft) Part First Floor 47.50 sq m (2) (511 sq ft) Total (2) 258.35 sq m (2,781 sq ft)	15 years from 23.03.2008 Rent review in 2018 FR & I	£30,000 p.a.	Rent Review 2018
Ground and Basement	Simpson & Partners (3) (Estate Agents)	Gross Frontage 6.40 m (21' 0") Net Frontage 5.45 m (17' 10") Built Depth 25.00 m (82' 0") Ground Floor 103.70 sq m (1,116 sq ft) Basement 41.55 sq m (447 sq ft) Total 145.25 sq m (1,563 sq ft)	6 years from 14.12.2014 FR & I	£10,000 p.a.	Fixed uplift December 2015 & 2016 – £11,000 December 2017 & 2020 – £12,500
Part First Floor (Showroom/Office)	S J Henry	First Floor (GIA) (2) 111.50 sq m (1,200 sq ft)	9 years from 14.07.2006	£6,000 p.a.	Reversion July 2015
Second Floor (Office)	Vacant	Second Floor (GIA) (2) 186.10 sq m (2,003 sq ft)			
Parking Spaces	Various Licenses			£1,900 p.a.	

(1) www.ybonline.co.uk

Yorkshire Bank was founded in 1859 and now has some 182 branches in the UK and is a trading name of Clydesdale Bank plc. It was established in 1838 and is now a member of National Australia Bank Group, which has over 12.7 million customers internationally. www.cbonline.co.uk

(2) Not inspected by Allsop. Measurements taken from www.2010.voa.gov.uk.

(3) www.simpsonandpartners.co.uk

Simpson & Partners were established in 1998 and now operate from 9 branches throughout Northamptonshire, Leicestershire and Cambridgeshire.

Total £47,900 p.a.

Wellingborough

33/35 Sheep Street Northamptonshire NN8 1BS

- **Freehold Commercial Investment**
- Comprising a bank and estate agents with office accommodation on upper floors
- Planning permission for residential conversion of offices to create 6 residential units (3)
- Large site with car parking for some 20 cars
- No VAT applicable
- Total Current Rents Reserved
£47,900 pa



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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