

Lot 37, 40 Market Street, Wellingborough,

Northamptonshire NN8 1AD

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



Former Bank Opportunity with Immediate Asset Management Opportunities

www.acuitus.co.uk

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Property Information

Former Bank Opportunity with Immediate Asset Management Opportunities

- Substantial Former Bank Building
- Approx. 837.70 sq. m. (9,017 sq. ft.)
- Of interest to owner occupiers
- Asset management opportunities
- Nearby occupiers include Lloyds, Barclays, Halifax, B&M and Betfred
- Not elected for VAT

Lot

37

Auction

26th March 2026

Rent

£100 per Annum Exclusive

Status

Available

Sector

Bank, Development

Auction Venue

Live Streamed Auction

On Behalf of NatWest Bank

Location

Miles

12 miles north-east of Northampton, 19 miles north-west of Bedford, 70 miles north of Central London

Roads

A509, A45, A6, A43

Rail

Wellingborough Rail Station

Air

London Luton Airport

Situation

The property is prominently situated in a prime pedestrianised retail area, fronting Market Square, immediately adjacent to Swansgate Shopping Centre, which includes occupiers such as Boots, Holland & Barrett, New Look and Specsavers. Other nearby occupiers include Lloyds, Barclays, Halifax, B&M and Betfred.

Tenure

Freehold. Part Long Leasehold. The Basement is held for a term of 125 years from 1977 at a peppercorn ground rent. The Landlord's consent is required for the assignment.

EPC

The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises a former bank building arranged over basement, ground, first and part second floors with the majority of the second floor sold off on a long lease for 125 years from 14/07/2010.

The property also benefits from access via the rear, leading to the basement. The basement is to be used solely as a loading bay for 40 Market Street for banking purposes.

VAT

Not Elected for VAT

Note

This sale is conditional and is subject to confirmation by the Seller. Please see further details within the Special Conditions of Sale.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Basement	Ancillary	103.60	(1,115)	VACANT	-	-	-
Ground	Retail	256.60	(2,762)				
First	Office	232.60	(2,504)				
Second	Ancillary	13.30	(143)				
Second	Ancillary	231.60	(2,493)	GANATRA INVESTMENTS LIMITED	125 years from 14/07/2010	£100	14/07/2035 and 25 years thereafter (1)
Total		837.70	(9,017)			£100	

N.B. The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(1) On 14/07/2035, the rent will rise to £150 and then by a further £50 every 25 years thereafter.

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2024