

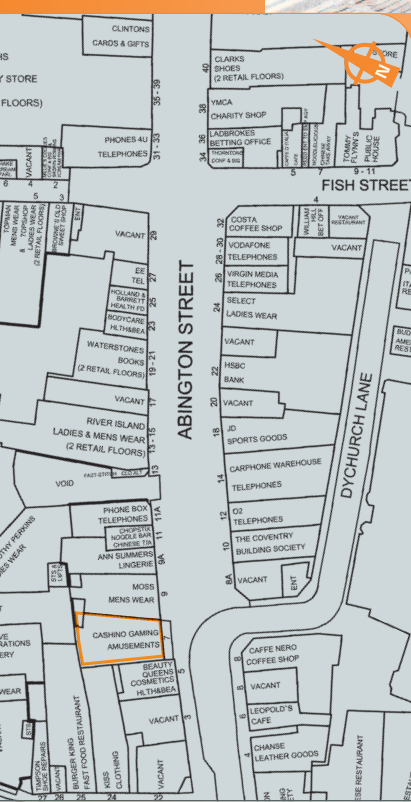
lot 18

7 Abington Street
Northampton NN1 2AN

Rent
£91,399
per annum
exclusive
rising to
£104,422
p.a.x.
in 2020

Freehold Retail Investment

- Entirely let to Baleday Ltd (t/a Cashino) until November 2025 (no breaks)
- Nearby occupiers include Nando's, Burger King, HSBC, Superdrug and River Island
- Busy town centre location on prime pedestrianised retailing thoroughfare
- Close to the Grosvenor Shopping Centre and Market Square

On behalf of
Joint LPA Receivers

Location

Miles: 19.5 miles north of Milton Keynes
57 miles south-east of Birmingham
67 miles north-west of Central London

Roads: A508, A43, M1

Rail: Northampton Rail Station

Air: Luton Airport

Situation

The property is prominently situated in Northampton town centre on the northern side of Abington Street, a prime pedestrianised retailing thoroughfare. The property is within close proximity to the Grosvenor Shopping Centre and Market Square with other nearby occupiers including Nando's, Burger King, HSBC, Superdrug and River Island.

Tenure

Freehold.

Description

The property comprises a ground floor retail unit with an additional self-contained retail unit on the first floor.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	192.51 sq m (2,072 sq ft)	BALEDAY LIMITED (1) (t/a Cashino) (2)	13 years and 5 months from 01/07/2012 until 30/11/2025 on a full repairing and insuring lease	£91,399 (3)	01/12/2015 and 01/12/2020
First	Retail	110.16 sq m (1,186 sq ft)				
Second	Ancillary (4)	Not Measured				
Totals		302.67 sq m (3,258 sq ft)			£91,399 (3)	

- Baleday Limited is a wholly owned subsidiary of Praesepe Holdings Limited. Praesepe is the UK's largest chain of adult gaming centres operating from a total of 170 adult gaming centres, bingo clubs and family entertainment centres in 100 towns and cities throughout Great Britain. (Source: www.cashinogaming.com 05/06/2014)
- The tenant has sublet the first floor retail unit.
- For the purposes of clarification, the current rent is £80,000 p.a.x. rising to £91,399 p.a.x. in December 2015 and £104,422 p.a.x. in December 2020. The seller has agreed to adjust the completion monies so that the property effectively produces £91,399 p.a.x. from completion of the sale.
- Please note that the second floor has low head height and can only be accessed by step ladder via first floor.

For further details please contact:

Gwen Thomas

Tel: +44 (0)20 7034 4857.

Email: gwen.thomas@acuitus.co.uk

Sandy Hamilton

Tel: +44 (0)20 7034 4861.

Email: sandy.hamilton@acuitus.co.uk

www.acuitus.co.uk

Asset Managed by:



Solicitors:

Wedlake Bell Solicitors

52 Bedford Row, London WC1R 4LR.

Tel: +44 (0)20 7406 1679.

Email: nmalik@wedlakebell.com

Ref: Naushin Malik.