

lot 67

23 & 23a Gold Street Northampton, Northamptonshire NN1 1RA

Rent
£97,000
per annum
exclusive
(subject to
Note 2)

Freehold Retail Investment

- Majority let to Poundstretcher Limited
- Prominent town centre location
- Nearby occupiers include Travelodge, Wilkinsons, Ladbroke's and 99p Stores



On behalf of
Receivers



Location

Miles: 17 miles north of Milton Keynes
31 miles south of Leicester
50 miles south-east of Birmingham

Roads: A508, A45, A428, M1

Rail: Northampton Rail Station

Air: Birmingham International Airport, London Luton Airport

Situation

The property is prominently situated on the south side of Gold Street in the heart of Northampton town centre. Nearby occupiers include Wilkinsons, Travelodge, Ladbroke's and 99p Stores.

Description

The property comprises two adjoining retail units with retail accommodation on the ground floor and ancillary accommodation on the first floor and basement. The property benefits from a substantial frontage to Gold Street and rear access via Woolmonger Street.

Tenure

Freehold.

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.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Basement	Ancillary	150.00 sq m (1,615 sq ft)	POUNDSTRETCHER LIMITED (1)	15 years from 27/08/2002 on a full repairing and insuring lease	£70,000	(26/08/2017)
Ground	Retail	353.50 sq m (3,805 sq ft)				
First	Ancillary	337.90 sq m (3,637 sq ft)	FOOD TRENDS LIMITED	15 years from 13/07/2011 until 2026 on a full repairing and insuring lease	£27,000 (2)	13/07/2016 13/07/2021
Ground	Retail	164.16 sq m (1,767 sq ft)				
Totals		1,005.56 sq m (10,824 sq ft)			£97,000 (2)	

(1) Poundstretcher Limited was established in 1981 and is the UK's leading discount retailer of products for the home, with more than 400 retail stores across Britain. (Source: www.poundstretcher.co.uk 09/09/2014)

(2) As to the Food Trends Ltd lease, the current rent reserved is £25,000 per annum exclusive. The lease provides for the rent to be increased to £27,000 per annum exclusive on 13th July 2015. The seller will pay the buyer the difference between £25,000 p.a.x. and £27,000 p.a.x. from completion of the sale until 13th July 2015.

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