

lot 39

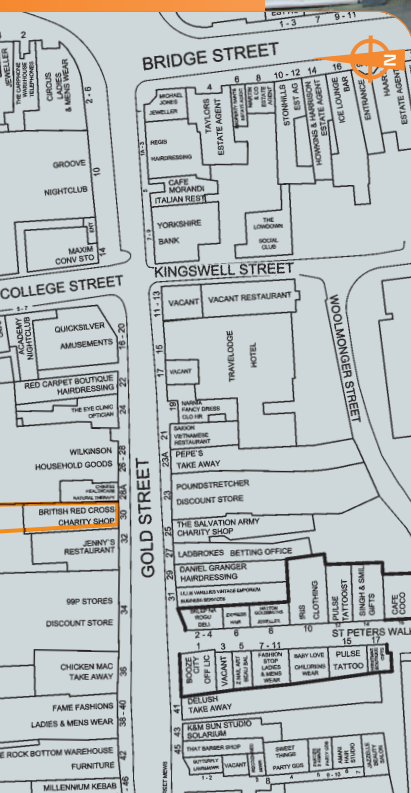
30 Gold Street Northampton, Northamptonshire NN1 1RS

Rent
£32,000
per annum
exclusive

Freehold Retail Investment

- Let to The British Red Cross Society until 2020
- Prominent town centre location
- Nearby occupiers include Travelodge, Wilkinsons, Poundstretcher, Ladbroke's and 99p Stores

On behalf of
a Charity



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 Railway Station
Air: Birmingham International Airport, London Luton Airport

Situation

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

Description

The property comprises retail and ancillary accommodation on the ground floor with office and ancillary accommodation on the first and second floors. The property benefits from rear access via St Katherine's Street.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	177.41 sq m	(1,910 sq ft)	THE BRITISH RED CROSS SOCIETY (1)	10 years from 23/04/2010	£32,000	22/04/2020
First	Office	83.50 sq m	(898 sq ft)				
Second	Ancillary	52.70 sq m	(567 sq ft)				
Totals		313.61 sq m	(3,375 sq ft)			£32,000	

(1) The British Red Cross are a part of the International Red Cross and Red Crescent Movement, the world's largest independent humanitarian network with 189 Societies around the world and 97 million members and volunteers worldwide. (Source: redcross.org.uk 06/01/2015)

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See: **www.acuitus.co.uk** for further details

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