

9-11 Lower Street Kettering, Northamptonshire NN16 8HJ

lot 28

Freehold Retail Investment

- Let to Coral Racing Limited and TCCT Retail Limited t/a Thomas Cook
- Close to Newlands Shopping Centre
- Pedestrianised Town Centre location
- Neighbouring occupiers include Halifax, The Post Office, Santander, Superdrug and Waterstones

Rent
£26,000
per annum
exclusive



On behalf of
Trustees

Location

Miles: 14 miles north-east of Northampton
25 miles south-east of Leicester
30 miles south-west of Peterborough

Roads: A14, A43, A6

Rail: Kettering Railway Station

Air: Birmingham International Airport, Stansted Airport, Luton Airport

Situation

The property is prominently situated on the west side of the pedestrianised Lower Street, close to the Newlands Shopping Centre. Neighbouring occupiers include Halifax, The Post Office, Santander, Superdrug and Waterstones.

Description

The property comprises 2 self-contained retail units with retail accommodation on the ground floor and ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/(Reversion)
9	Ground	Retail	55.67 sq m	(600 sq ft)	TCCT RETAIL LIMITED (2) (t/a Thomas Cook)	5 years from 12/11/2014 on a full repairing and insuring lease	£12,000	(11/11/2019)
	First	Ancillary	26.71 sq m	(282 sq ft)				
11	Ground	Retail	58.66 sq m	(631 sq ft)	CORAL RACING LIMITED (1)	10 years from 01/08/2013 on a full repairing and insuring lease (3)	£14,000	01/08/2018 (31/07/2023)
	First	Office/Ancillary	25.02 sq m	(269 sq ft)				
Totals			166.02 sq m	(1,782 sq ft)			£26,000	

(1) For the year ending 28/09/2013, Coral Racing Limited reported a turnover of £628,179,000, pre-tax profits of £81,627,000 and a total net worth of £93,510,000. (Source: www.riskdisk.com 16/02/2015)

(2) Thomas Cook is one of the world's leading leisure travel groups, with sales of over £9 billion and more than 20 million customers. Operating from 17 countries, Thomas Cook employs c.27,000 employees. (Source: <http://www.thomascook.com> 17/02/2015)

(3) The lease provides for a tenant option to determine the lease on 31st July 2018.

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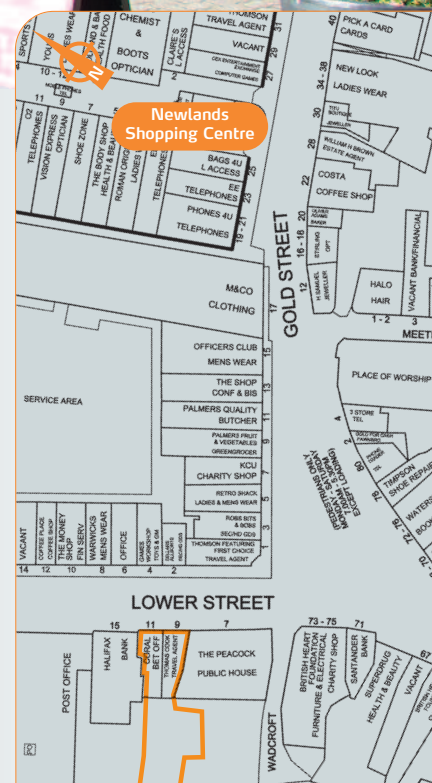
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