

lot 47

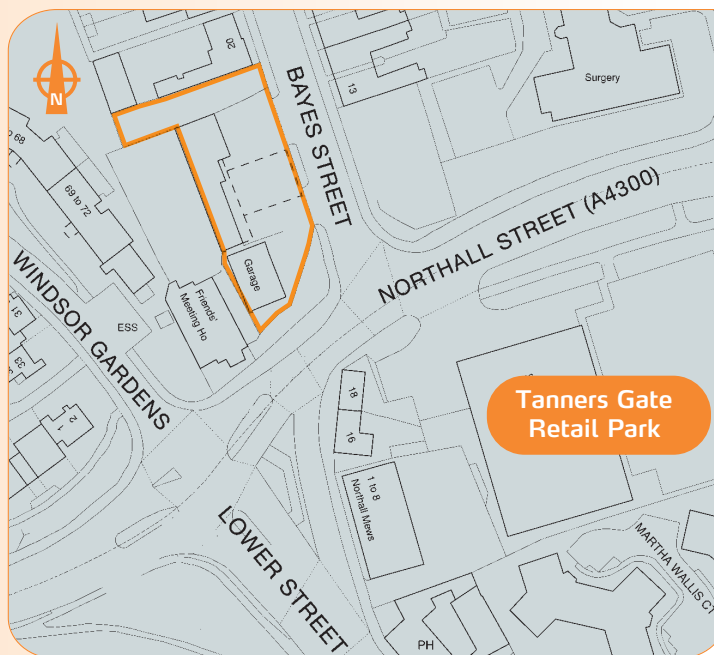
Chrysler Garage, Bayes Street Kettering, Northamptonshire NN16 8HR

Rent
£60,000
per annum
exclusive

Freehold Petrol Filling Station
Investment

- Let on a 15 year lease until 2029
- Operated as a Petrol Filling Station for over 20 years
- Approximately 100 metres from Sainsbury's, Tanners Gate Retail Park and the town's Multi-Storey Car Park
- Approximate site area of 0.07 hectares (0.18 acres)





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Rent
£60,000
per annum
exclusive

Tanners Gate
Retail Park

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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 situated in a highly prominent corner position within the town centre, at the junction of Bayes Street and the busy Northhall Street (A4300) which runs west to east through the town centre connecting Kettering with the A43 and A14 Trunk Road. The property is opposite the Tanners Gate Retail Park and some 100 metres from a Sainsbury's Supermarket and the town's Multi-Storey Car Park adjoining the Newlands Shopping Centre.

Description

The property comprises a substantial petrol filling station forecourt, a vehicle MOT and repair workshop benefiting from 3 vehicle bays and a convenience store trading as Londis. The site also benefits from a jet wash and an approximate site area of 0.07 hectares (0.18 acres).

Tenure

Freehold.

VAT

VAT is applicable to the lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Petrol Station & Convenience Store MOT Workshops	69.96 sq m (753 sq ft) 167.78 sq m (1,806 sq ft)	AK KETTERING STATION LIMITED (t/a Shell and Londis)	15 years from 06/06/2014 until 2029 on a full repairing and insuring lease (2)	£60,000 (1)	06/06/2019 & 5 yearly
Totals		237.74 sq m (2,559 sq ft)			£60,000	

(1) The seller is holding a 6 month rent deposit.
(2) Part of the forecourt is sublet to a car wash operator.

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