

lot 21

33 High Street
Kettering, Northamptonshire NN16 8SU

Rent
£80,000
per annum
exclusive

Freehold Retail Investment

- Entirely let to Peacocks Store Limited
- Prominent corner position on prime pedestrianised retail pitch
- Adjacent to McDonald's Restaurant and Rev Clothing
- Nearby occupiers include Marks & Spencer, Costa Coffee, Savers and Subway



Location
Miles: 15 miles north-east of Northampton
27 miles south-east of Leicester
55 miles south-east of Birmingham
Roads: A6003, A509, A14 (M) (Junction 7)
Rail: Kettering North Rail
Air: East Midlands Airport

Description
The property comprises a large ground floor retail unit with first floor and basement ancillary accommodation, and benefits from rear servicing.

Tenure
Freehold.

VAT
VAT is applicable to this lot.

Situation
Kettering is the second largest commercial centre in Northamptonshire, approximately 15 miles north-east of Northampton midway between the M1 Motorway and the A1(M). The property is situated in a prominent corner location on the western side of the pedestrianised High Street, at its junction with Meadow Road. The property lies adjacent to McDonald's, with other near occupiers including Marks & Spencer, Costa Coffee, Savers and Subway.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	466.09 sq m (5,017 sq ft)	PEACOCKS STORE LIMITED (1)	15 years from 01/02/2003 on a full repairing and insuring lease	£80,000	01/02/2018
Basement	Ancillary	10.96 sq m (118 sq ft)				
First	Ancillary	305.27 sq m (3,286 sq ft)				
Totals		782.33 sq m (8,421 sq ft)			£80,000	

(1) For the year ending 28th February 2015, Peacocks Stores Limited reported a turnover of £351,680,000, pre-tax profits of £67,042,000 and a total net worth of £133,220,000. (Source: Experian Group 24/02/2016). Originally established in 1884, Peacocks is a value fashion chain with over 450 stores in the UK. Peacocks is now a part of the Edinburgh Woollen Mill Group, which includes other brands including Ponden Home Interiors, Jane Norman and The Edinburgh Woollen Mill (source: www.peacocks.co.uk 25/02/2016).

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