

lot 74

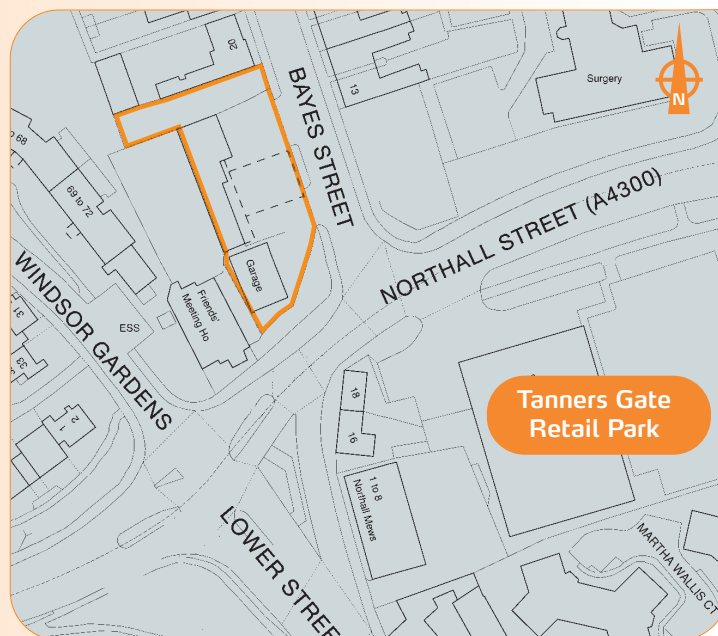
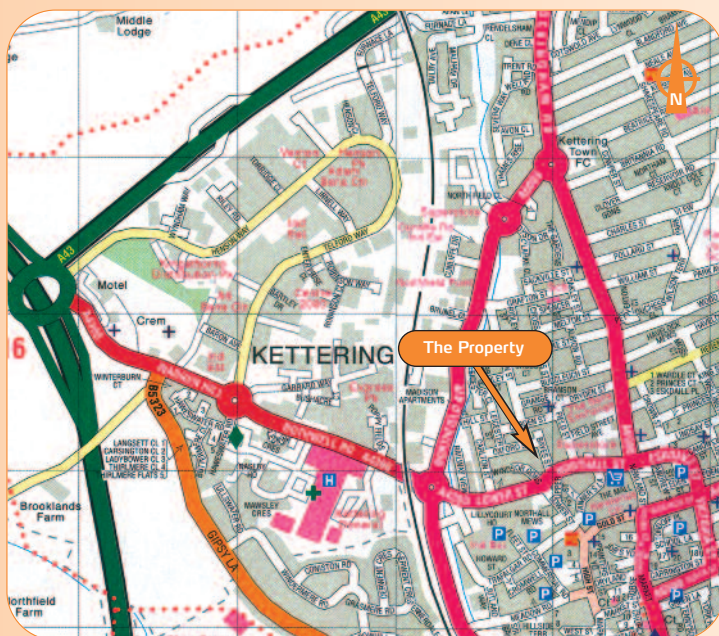
Rent
£60,000 per
annum
exclusive

Chrysler Garage, Bayes Street Kettering, Northamptonshire NN16 8HR

Freehold Petrol Filling Station
Investment

- Let on a 15 year lease until 2029 (No breaks)
- Highly Prominent corner position within the Town Centre
- Operated as a Petrol Filling Station for over 21 years
- Approximately 150 metres from Sainsbury's, Morrisons, 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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£60,000
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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 Airport, London Stansted Airport, London 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 Northall 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 150 metres from Sainsbury's and Morrisons supermarkets and the town's multi-storey car park adjoining the Newlands Shopping Centre. Other nearby occupiers include Lloyds Pharmacy, Pets at Home and Farmfoods.

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 hand car wash and an approximate site area of 0.07 hectares (0.18 acres).

Tenure

Freehold.

VAT

VAT is applicable to this 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 01/09/2014 until 2029 on a full repairing and insuring lease (1) (2)	£60,000 (3)	01/09/2019 01/09/2014
Totals		237.74 sq m (2,559 sq ft)			£60,000	

(1) Part of the forecourt is sublet to a car wash operator. It is expected that the sublease will be completed prior to the auction date.

(2) The lease is outside of the security of tenure provisions of the Landlord and Tenant Act 1954. The seller is holding a 6 month rent deposit.

For further details please contact:

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