

# Lot 58

£24,000 per annum  
exclusive

## 52 High Street, Kettering, Northamptonshire NN16 8SX

Freehold Retail Investment



### Key Details

- Let on a 15 year lease until 2026 (no breaks)
- 5 yearly rent reviews
- Prominent High Street location close to Newlands Shopping Centre
- Neighbouring occupiers include Superdrug, HSBC, Costa Coffee, McDonald's and Santander

### 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

### 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 on the east side of High Street, 150 metres from Newlands Shopping Centre with occupiers including Clarks Shoes, Greggs, H&M, TK Maxx, Iceland and JD Sports. Other neighbouring occupiers include Superdrug, HSBC, Costa Coffee, McDonald's and Santander.

### Description

The property comprises ground floor retail accommodation and first and second floor ancillary accommodation.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

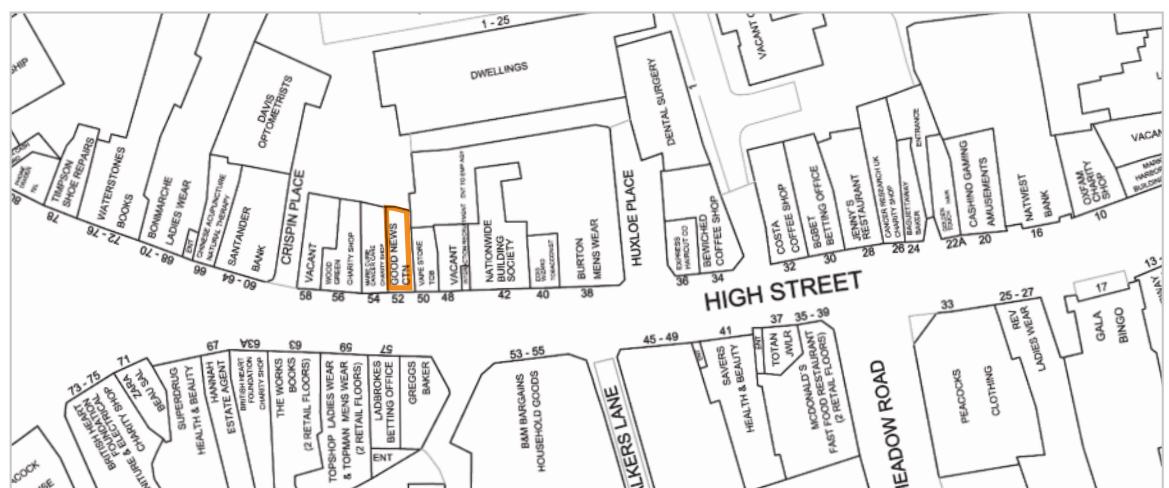
### Six Week Completion

### Energy Performance Certificate

Band B. See legal pack at acuitus.co.uk

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	55.60 sq m (598 sq ft)	INDIVIDUAL	15 years from 01/12/2011	£24,000	01/12/2021
First	Ancillary	10.00 sq m (108 sq ft)	t/a Good News	on a full repairing and insuring lease		(30/11/2026)
Second	Ancillary	10.00 sq m (108 sq ft)				
<b>Totals</b>		<b>75.60 sq m (814 sq ft)</b>			<b>£24,000</b>	



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