

FOR SALE: Town Centre Retail Investment

26 High Street, Kettering, Northamptonshire NN16 8ST



- 2,209 sq ft (205.23 sq m) prominent town centre property
- Single let investment - Cancer Research UK
- Currently producing £15,400 pax
- Freehold guide price of £245,000 (No VAT)

Investment Summary

- Prominent town centre location
- Provides a total of 2,209 sq ft (205.23 sq m)
- Single-let investment - Cancer Research UK - been in occupation 20+ years.
- Low-Risk credit score (Creditsafe)
- Rental income of £15,400 per annum exclusive *

Location

Kettering is a commercial town with a borough population of approximately 80,000 people. The town is located at the junction of the A6 and A43, and is approximately 15 miles north of Northampton. Nearby occupiers include McDonalds, Peacocks. Costa Coffee, BG Bet and Jennys.

Description

The building is a terraced property comprising retailing over ground and mezzanine level to the first floor, with storage and staff facilities to the second floor.

	SQ FT	SQ M
Ground Floor		
Sales	1,014	94.20
Storage	209	19.42
wc		
First Floor		
Sales	226	21.00
Second Floor		
Storage	634	58.90
Staff	126	11.71
wc		
TOTAL	2,209	205.23

Services

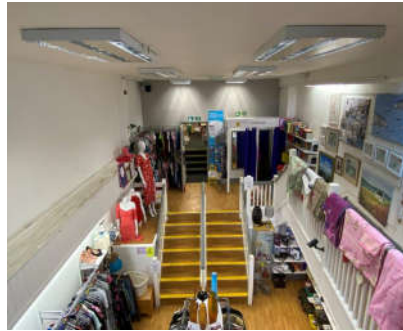
Mains services including electricity, water and drainage are connected to the property.

Energy Performance Certificate

EPC D (92)

Business Rates

Rateable Value £9,900



Tenancy

Property	Tenant	Lease Start	Lease Expiry	Rent £pax	Rent Review	Repairs
No 26	Cancer Research UK CRN: 04325234	20/08/2020	19/08/2025	£15,400	None	FRI

Tenure

Freehold

Legal Costs

Each party to bear their own legal costs.

Proposal

We are instructed to offer our client's freehold interest for sale at a guide price of £245,000, subject to contract. We understand that the property is not elected for VAT and therefore VAT will not be payable on the sale price.

Contact

To discuss the opportunity in more detail, please contact:

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