

REFERENCE: 5001 – Bathstore, Northampton



Freehold Retail Investment Let to Bathstore – Northampton

ADDRESS: 127 – 133 St James Road, Northamptonshire, NN5 5LD

- UK's Largest bathroom retailer trading from 171 stores in the UK
- New 15 year lease from 24 June 2016 at £26,000 per annum
- New British Rail station built nearby
- Opposite new Prada- Church shoe factory

LOCATION

Northampton is a major commercial and administrative centre with a resident population of some 165,000. Road communications are good with Junctions 15 and 16 of the M1 motorway some 4 miles to the west providing easy access to London (67 miles), the Midlands and the North.

SITUATION

The property is situated on the east side of St James Road at its junction with Stenson Street. St James Road forms part of the A45 and the new railway station is also nearby.

DESCRIPTION

The property is arranged on ground and one upper floor to provide a large retail unit which benefits from an extensive main road frontage. There is a yard at the rear providing 8 car parking spaces. The first floor is sold on a long lease.

No.	Lessee	Accommodation	Lessee Terms	Current Rent	Next Review
Shop & majority of rear car park 127/133	Bathstore franchisee	Gross Frontage: 60'0'', Built Depth: 50'0'', Ground Floor: 2,563 Sq.Ft.	15 years from 20.06.16 (1)(2)(3) On a FRI Lease	£26,000 p.a.	20.06.2021 and 20.6.26
First Floor Part Ground Floor	Mr. S Aldred		125 years from 10.10.05	£600p.a.	Reversion 2130
				Total £26.600 p.a.	

(1) Tenant option to break on 20.06.21 with giving 6 months notice and paying £13000 plus vat

(2) Tenant option to break on 20.06.26 with giving 6 months notice and paying £6500 plus vat

(3) Rent review fixed at cap and collar of 4.5% and 1.5% per annum on 20 June 2021, and 2026

VAT IS: Applicable

PRICE: Offers in excess of £ 450,000 –5.6% Net

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