

## For Sale

### 34-36 High Street, Rushden, Northants, NN10 0PW

-  £795,000 for the Freehold – Offers Invited
-  Freehold investment premises which comprises of ground floor retail premises and first floor gym accommodation, with car park to the rear.
-  The ground floor is let on a 10 year lease to Poundstretcher until July 2032 at a current rental of £20,000 per annum, increasing to £40,000 per annum from May 2026. There is a break option July 2028.
-  The first floor is let on a 5 year lease to a gym until July 2027 at a rent of £18,000 per annum, with a rent review and break in July 2025.



For further information  
please contact:

**01234 341311**  
**Graylaw House, 21**  
**Goldington Road,**  
**Bedford, MK40 3JY**

## 34-36 High Street, Rushden, NN10 0PW

### Location

Rushden is located in East Northamptonshire and is located some 15 miles north of Northampton (and the M1) and 12 miles south of Kettering (and the A14). Rushden also offers fast and easy access to the A45, A14, A6, M1, A1 and M11.

The property is located on the main High Street in a prime location.

### Terms & Tenure

The investment premises are for sale freehold at a price of £795,000 – offers invited.

### Accommodation

Ground Floor	910.39 sq m	(9,800 sq ft)
First Floor	212.54 sq m	(2,288 sq ft)

### EPC

The EPC rating for the property is 82 - Band D.

### Rates

Rateable Value £50,000 Ground Floor, £10,000 First Floor. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### Costs

Each party is to be responsible for their own legal costs.

### Viewing

Strictly by appointment only please contact:

Alisha Fhalora [alisha.fhalora@stimpsonseves.co.uk](mailto:alisha.fhalora@stimpsonseves.co.uk)