



Retail Development at 106 Gold Street Wellingborough, Northamptonshire, NN8 4ES

- Prime retail investment extending to approximately 5,000 sq ft (464.51 sq m)
- Self-contained site of 0.54 ac (0.218 ha) including private car park to front
- Let to Heron Foods Limited and Barnardo's respectively
- Producing a current rental income of £72,000 per annum exclusive
- Building constructed within last 10 years

106 Gold Street Wellingborough

LOCATION

The property is located in the market town of Wellingborough in North Northamptonshire, approximately 11 miles northeast of Northampton.

Gold Street is situated in a popular residential area forming part of Wellingborough urban core, within walking distance of the town centre. Local amenities in the town include a plethora of shops and cafes, services and transport links.

The property itself enjoys a strong central location fronting onto Gold Street with good visibility from passing pedestrian traffic and close proximity to complementary retail and service users. It immediately adjoins and is opposite established residential development, with Sir Christopher Hatton Academy secondary school located nearby.

DESCRIPTION

The property comprises a detached single storey retail complex providing two adjoining retail units with glazed frontages on a self-contained site of approximately 0.54 acres (0.218 hectares) including customer car parking to the front for 24 vehicles and a delivery/service area to the side.

The building was constructed within the last 10 years and parts of the roof are still covered under the contractor's warranty (interested parties to make their own enquiries in this regard).

The larger unit (106a) is occupied by Heron Foods and features a spacious ground floor, open plan retail area with ancillary storage to the rear. The smaller unit (106) is occupied by Barnardo's and offers well presented retail accommodation, which is suitable for a variety of uses.

ACCOMMODATION

106a Gold Street	4,000 sq ft	371.61 sq m
106 Gold Street	1,000 sq ft	92.9 sq m
Total Area	5,000 sq ft	464.51 sq m

SERVICES (NOT CHECKED OR TESTED)

We understand that all mains services are available or connected to the property. Interested parties should make their own enquiries.

PLANNING

The property currently has planning permission for uses within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).



Consumer Protection From Unfair Trading Regulations 2008: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



TENURE

Freehold Investment: The property is available to purchase freehold subject to the existing occupational tenancies. The property is registered under landlord's title number NN267590.

PRICE

We are instructed to seek offers in excess of £1.1 million for the freehold interest.

SERVICE CHARGE

We understand a service charge is payable by the tenants to the landlord for the upkeep and maintenance of the common areas. Further details upon request.

TENANCY

106a Gold Street is let to Heron Foods Limited on a lease dated 12 March 2025 for a term of 15 years from and including 11 March 2025 to 10 March 2040 at a current passing rent of £55,000 per annum exclusive with a rent review at years 5 and 10. There is a tenant option to break on 10 March 2030 and 10 March 2035.

106 Gold Street is let to Barnardo's on a lease dated 8 October 2025 for a term of 5 years from expiring on 7 October 2030 at a current passing rent of £17,000 per annum exclusive. There is a tenant option to break on 8 October 2028.

COVENANT

Heron Foods Limited is a wholly owned subsidiary of B&M European Value Retail with its registered office in Speke, Liverpool. It is a private limited company operating as a discount supermarket chain specialising in branded frozen foods, plus drinks and groceries. The company's 2024/2025 turnover was £546.5 million with a pre-tax profit of circa £18.3 million.

Barnardo's is a global children's charity with headquarters in Barkingside in the London Borough of Redbridge. The company's 2023/2024 turnover was £326.1 million (no pre-tax profit reported).

BUSINESS RATES

According to the Valuation Office Agency website, the rateable values of the units in the 2023 Rating List are: 106a Gold Street £48,750 and 106 Gold Street £14,000.

LOCAL AUTHORITY

North Northamptonshire Council, Sheerness House, 41 Meadow Road, Kettering, Northamptonshire, NN16 8TL - Tel: 0300 126 3000

ENERGY PERFORMANCE CERTIFICATE

106a Gold Road has an energy rating of B. 106a Gold Road is currently being reassessed and a new EPC will be available shortly.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

VAT

All figures quoted herein are exclusive of VAT at the prevailing rate.

The subject property is elected for VAT and VAT will be payable on the purchase price. The intention is to sell as a TOGC.

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VIEWING

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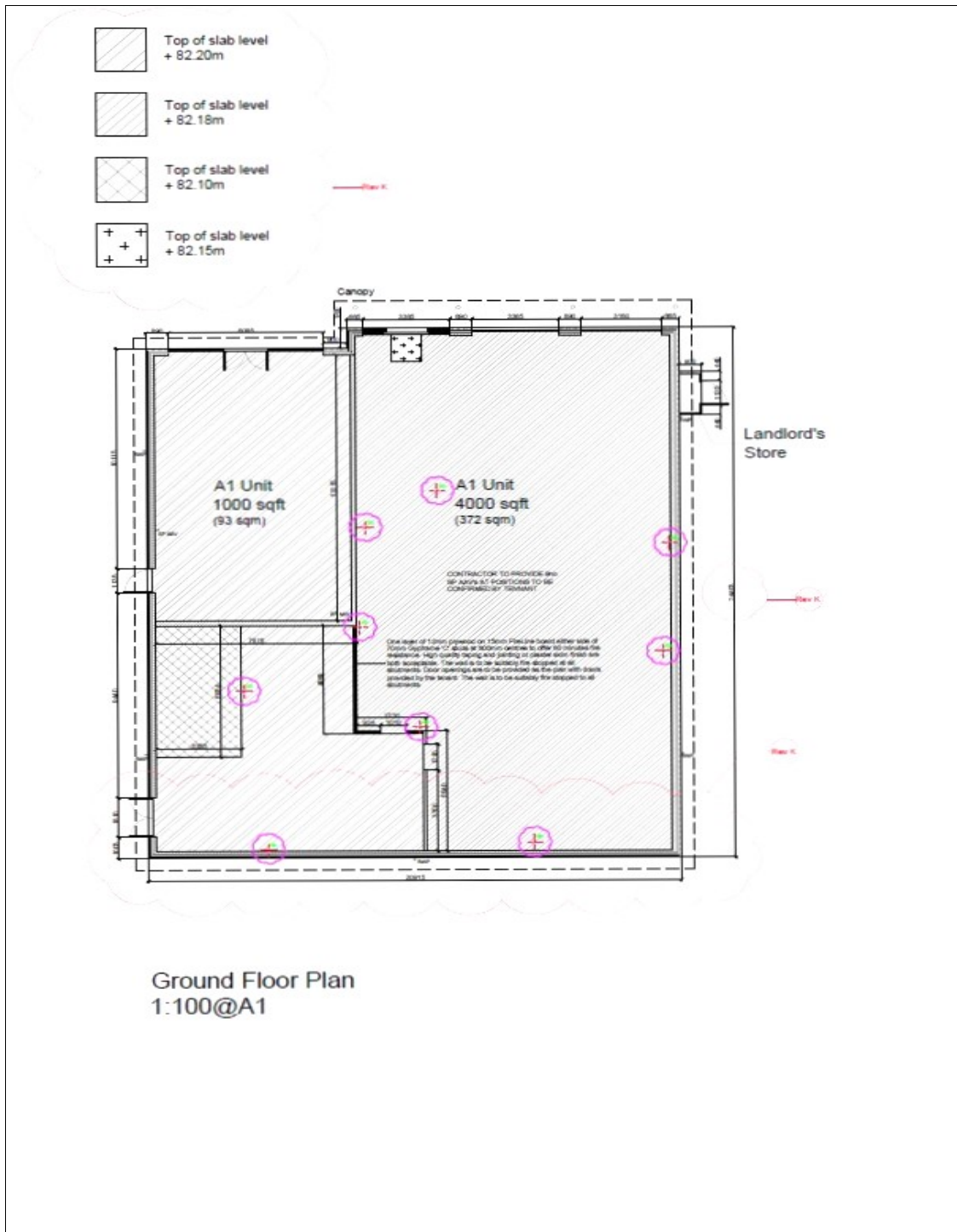


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FLOOR PLAN



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