



**36-38 Tennyson Road, Kettering NN16 0DD**  
**Guide Price £365,000**

**Tenure: Freehold**  
**Energy Rating:**  
**Rateable Value: £6,300**

Commercial premises with potential, presently used under a named user consent for vehicle storage. The premises have been used in the past by a roofing company and prior to this as a plumbers yard for storage/offices. The premises comprise include a large secure yard with outbuilding. The main building providing storage facilities previously used as offices.

The property offers scope for alternative uses, either business or possibly residential, subject to planning consent. This might include conversion and extension of the present building(s) or complete redevelopment. Prospective buyers should satisfy themselves as to the planning status and suitability for any proposed use.

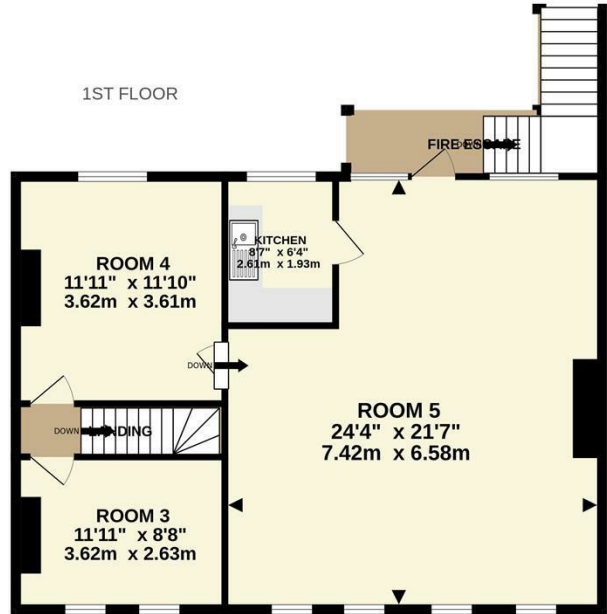
Rateable Value (1/4/23) £6,300

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Substantial premises including open storage yard
- Huge further potential, including potential for residential use subject to consent
- Central Kettering location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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