

01536 483400

eddisons.com

RETAIL - A1 RETAIL - TO LET

Eddisons

Incorporating Budworth Hardcastle



6 NEWLAND STREET, KETTERING, NORTHAMPTONSHIRE NN16 8JH

Rent: £35,000 per annum exclusive

Size: 6,213 sq ft (577.19 sq m)

- Retail frontage onto Newland Street
- Opposite the Newlands Shopping Centre
- Incentives available subject to tenants covenant
- Potential for a change of use subject to formal planning permission

LOCATION

Kettering is one of the largest market towns in North Northamptonshire with a Borough population of over 80,000.

The town is located on the A14 (A1/M1) link road and has the benefit of a mainline train station linking with London St Pancras in under one hour.

The subject premises are located within the town central area on Newland Street directly opposite the Newlands Shopping Centre.

DESCRIPTION

A substantial retail premises with large frontage located opposite the Newlands Shopping Centre and adjacent to Wilkinsons.

The property is open plan and fitted with carpets and suspended ceilings with inset lighting. Loading is provided to the rear with access off Eden Street.

SERVICES

We understand electric and mains drainage are connected.

Eddisons have not tested any of the incoming services and interested parties should satisfy themselves in this regard.

ACCOMMODATION

The property provides for ground floor accommodation fronting onto Newland Street extending to 6,213 sq ft (577 sq m).

PLANNING

We understand the property has planning for A1 consent.

The size and layout of the property indicates that there may be potential for alternative uses but these will be subject to formal planning permission from Kettering Borough Council.

VAT

All figures quoted are exclusive of VAT which the vendor may have a wish or a duty to impose.

LEASE TERMS

The property is immediately available by way of a new effectively FRI lease for a term of years to be agreed at a rental of £35,000 per annum exclusive.

RATES

We are advised by the Kettering Borough Council that the property has a rateable value of £26,500. However with effect from 1st April 2023 the rateable value will be £23,000.

This would give a maximum rate payable for the year to 1st April 2024 to 31st March 2025 of £13,223.50 assuming a rate in the £ of 49.9p.

This figure does not take into account any transitional relief or premium which may be applicable or indeed the results of any appeal that may be lodged.

TENURE

Leasehold.

LEGAL COSTS

Each party to bear their own.

EPC

The property has an EPC rating of C 73.

VIEWING

Strictly via the sole Agent Eddisons:

Contact: Amanda Lawrence

Email: Amanda.Lawrence@eddisons.com

Tel: 01536 483400

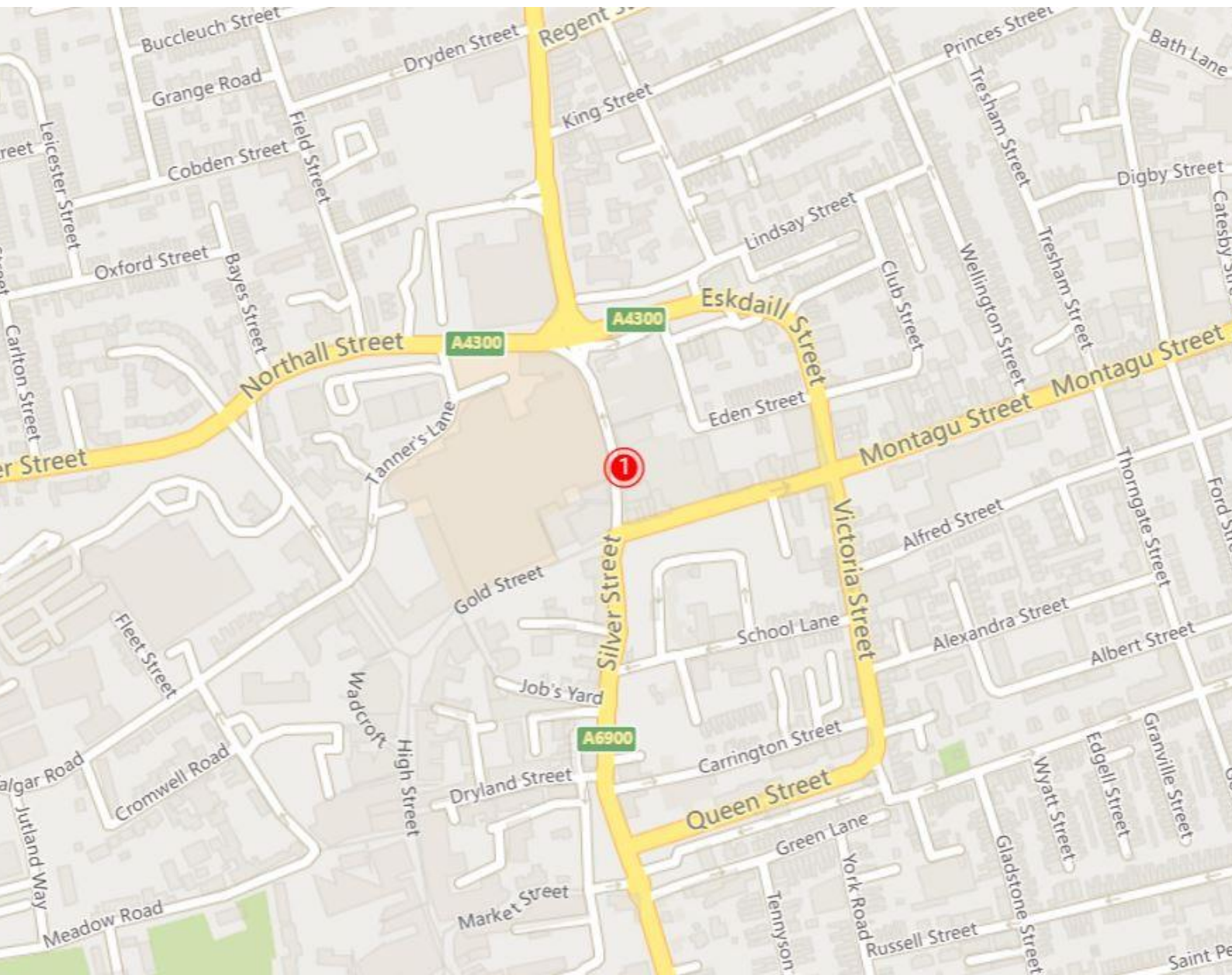
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Important Information

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