

01536 483400

eddisons.com

RETAIL - A1 RETAIL - TO LET

Eddisons

Incorporating Budworth Hardcastle



7 NEWLAND STREET, KETTERING, NORTHAMPTONSHIRE, NN16 8JH

Rent/Price: £60,000 per annum exclusive

Size: 8,282 sq ft (769.4 sq m)

- Large glazed frontage onto Newland Street
- Opposite Newlands Shopping Centre
- Rear loading
- Potential for other uses 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 being directly opposite the Newlands Shopping Centre.

Neighbouring occupiers include Wilko's, Kettering Bedding Centre, Iceland and British Heart Foundation.

DESCRIPTION

Substantial retail premises currently undergoing strip out. It is envisaged that the property will be offered as a "white box" ready for an occupiers exact fitout.

The property benefits from a large glazed frontage onto Newland Street with loading area to the rear accessed off Eden Street.

SERVICES

All services are connected to the property include mains drainage, gas and electric.

Eddisons have not tested any of the services and prospective occupiers are advised to make their own investigations.

ACCOMMODATION

The property provides ground floor accommodation with an overall area of 8,282 sq ft (769.5 sqm).

The current layout provides a breakdown as follows:-

Retail	2,914 sq ft	270.8 sqm
Internal Storage	4,284 sq ft	398. sqm
Office	1,529 sq ft	142.07 sqm
Staff Canteen	333 sq ft	31 sqm

PLANNING

The property has planning for A1 Retail use.

Other uses may be suitable subject to planning.

VAT

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

LEASE TERMS

The property is available on a new FRI lease for a term of years to be agreed at a rental of £60,000 per annum plus VAT.

A service charge will be payable further details from the agents.

RATES

We understand from the Valuation Office website that the property has a rateable value of £39,750. With effect from 1st April 2023 the rateable value will be £34,750.

The standard business rate for the financial year 1st April 2024-31st March 2025 for properties with a rateable value below £51,000 is 49.9p in the £ which will give a rates payable figure of £17,340.25.

Interested parties should contact North Northants Council on 0300 126 3000.

TENURE

Leasehold.

LEGAL COSTS

Each party to bear their own.

EPC

An EPC can be provided on request.

VIEWING

Strictly via the sole agents Eddisons:

Amanda Lawrence

Amanda.Lawrence@eddisons.com

01536 483400

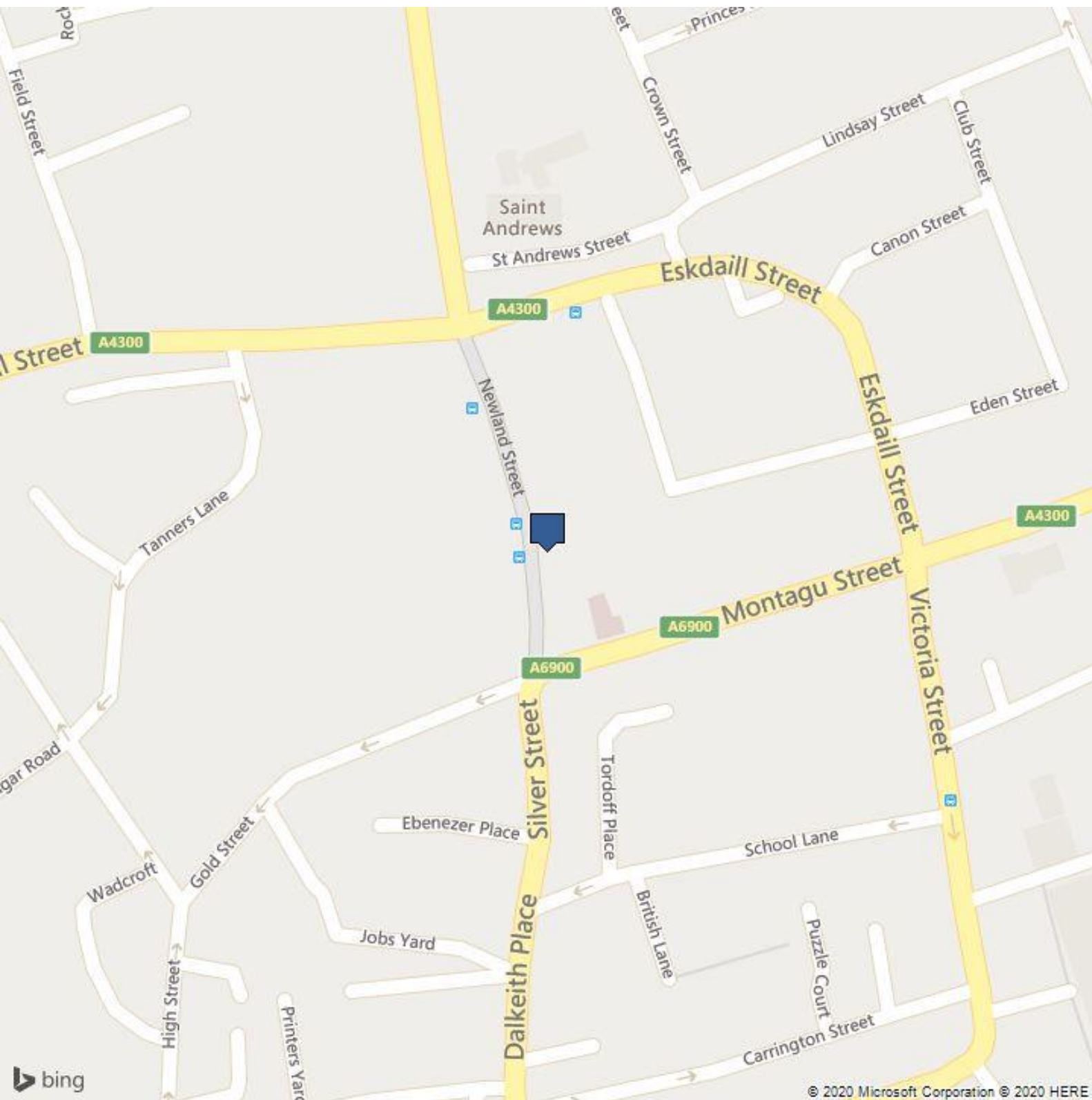
For more information, visit eddisons.com
01536 483400

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating Budworth Hardcastle



For more information, visit eddisons.com
01536 483400

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating Budworth Hardcastle