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RETAIL - A1 RETAIL - TO LET

Eddisons

Incorporating Budworth Hardcastle



**UNIT 1, FIRST WEST BUSINESS CENTRE, LINNELL WAY,
TELFORD WAY INDUSTRIAL ESTATE, KETTERING, NORTHAMPTONSHIRE, NN16 8PS**

Rent: £21,000 per annum

Size: 1,429 sq ft (132.75 sq m)

- Prominent Location
- Detached Unit
- Suitable for a Variety of Uses
- New Lease

LOCATION

The premises occupy a prominent location on the corner of Telford Way and Linnell Way. The drive time to J7 of the A14 is approximately one minute. The A14 itself provides uninterrupted dual-carriageway access to the M1/M6 interchange and to the A1/M11 and onwards to the east coast ports of Felixstowe and Harwich.

Kettering has a mainline railway station with a regular service to London St Pancras with a journey time of approximately one hour. Kettering is a large market town with a catchment of approximately 80,000 people.

DESCRIPTION

Prominent detached unit on corner of Linnell Way and Telford Way. Suitable for a variety of uses.

The walls of the property are constructed of composite panels under a pitched metal profile roof. The windows are part aluminium double glazed.

Internally the unit benefits from suspended ceilings with a mixture of fluorescent and LED lighting and single and three phase electrics, an alarm system, male and female WC's and painted screed floor. The accommodation is mainly open plan with a partitioned off food preparation area fitted with white walling.

SERVICES

We understand the property is connected to mains electric and mains drainage.

The agents have not tested any of the incoming services and interested parties should make their own investigation in this regard.

ACCOMMODATION

The property has been measured on a gross internal area basis as follows:-

1429 sq ft 132.76 sqm

PLANNING

The property was most recently used for food preparation and sales and has planning for Class E uses .

Interested parties should contact North Northamptonshire Council on 0300 126 3000 to check their individual use.

PRICE/RENT

£21,000 per annum.

VAT

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

LEASE TERMS

The premises are available on a new FRI lease for a term of years to be agreed at a rental of £21,000 per annum plus VAT.

RATES

We understand from the Valuation Office Agency website that the property has a rateable value of £9,400.

The standard business rate multiplier for the financial year 1st April 2024-31st March 2025 for properties with a rateable value below £51,000 is 0.499p in the £ which would give rates payable of £4,690.60.

Any prospective occupier should contact North Northamptonshire Council on 0300 126 3000

TENURE

Leasehold.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti money laundering purposes prior to the deal being agreed.

LEGAL COSTS

Each party to bear their own.

EPC

The property has an EPC rating of C72.

VIEWING

Strictly via the sole agents Eddisons Budworth Hardcastle:

Contact: Amanda Lawrence

Email: Amanda.Lawrence@eddisons.com

Tel: 01536 483400

Ref:

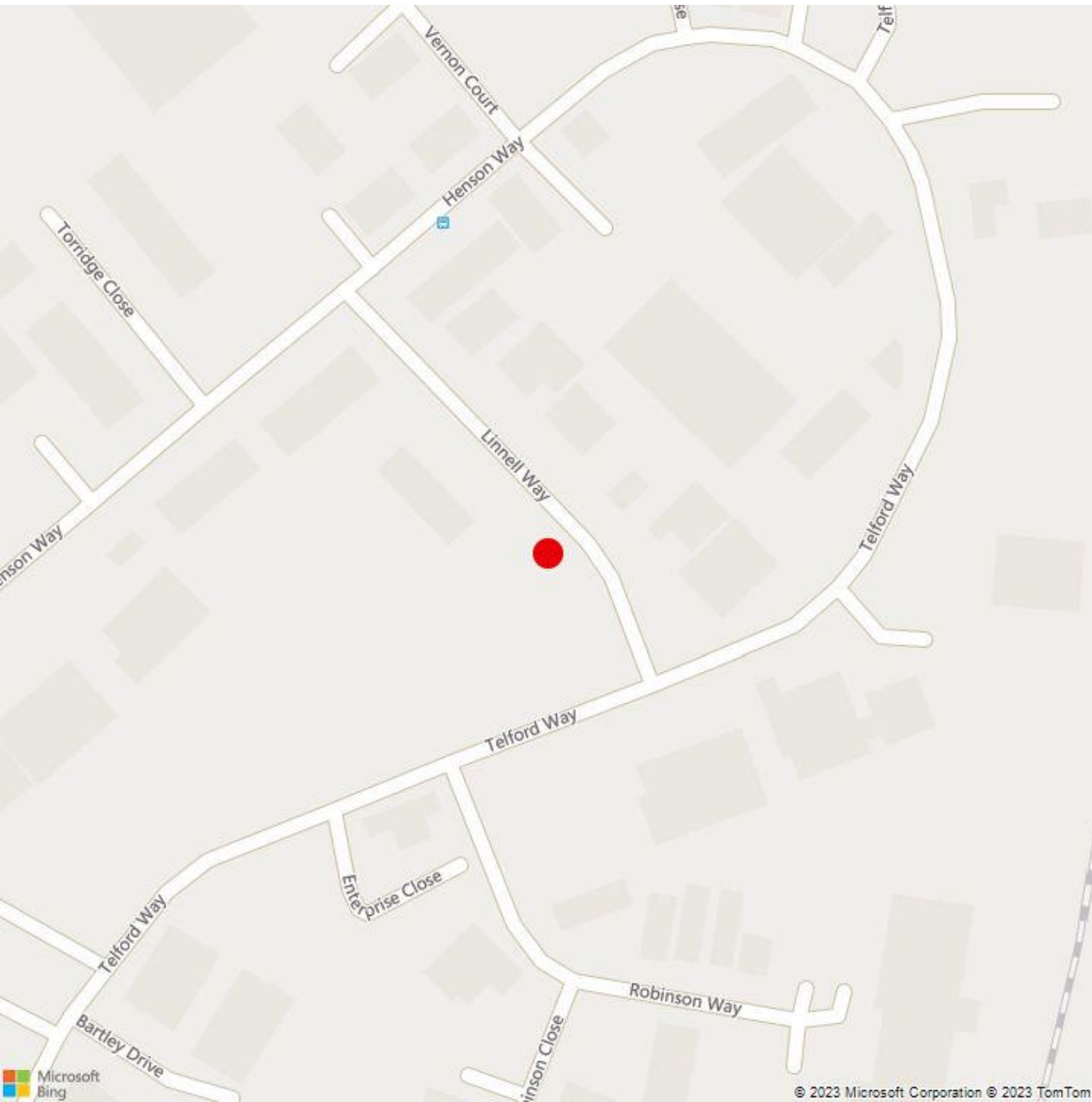
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Important Information

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