

01536 483400

eddisons.com

LANDMARK BUILDING – FOR SALE

Eddisons

Incorporating Budworth Hardcastle



DALKEITH PLACE, KETTERING, NORTHANTS, NN16 0BS

Price: Offers in the region of £595,000 exclusive.

- Historic building in the centre of Kettering originally known as the 'Cross Keys' – built in 1880
- Most recently used as a bar and nightclub at ground floor level with separate cellar bar
- Potential for a number of uses at ground and first floor level including residential upper parts subject to formal planning permission.
- Potential retail or leisure opportunity.

LOCATION

The property is located in the Kettering town central area fronting Dalkeith Place as it joins Horsemarket. It is highly visible. There is some on street car parking available in close proximity along with main pay and display town central car park.

Kettering is one of the larger towns in North Northamptonshire with a mainline train station linking with London St Pancras International to the south in less than 1 hour.

DESCRIPTION

The property comprises of a red brick, mainly two storey building with a separate cellar bar, and also a small office area at second floor level within the eaves of the roof.

The ground floor is currently laid out as a bar/nightclub as is the upper floor - each having separate accesses.

The property has separate street level access points fronting Horsemarket, Dalkeith Place and a new entrance to the gable end of the property. Access to the cellar bar is available from the interior of the premises and from a separate external access adjacent to the walkway on Dalkeith Place.

SERVICES

We understand that all mains services are available to the property. Eddisons have not tested any of these services.

ACCOMMODATION

The basic overall gross internal accommodation totals c.606sq.m (6,532sq.ft)

PRICE

Offers in the region of £595,000 exclusive are sought for the premises.

Consideration may be given to a long term lease to a suitable covenant on either the ground floor and basement or the entire property.

VAT

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

RATES

The rateable value identified from the Valuation Office website is £52,000. The rate in the £ is currently 54.6p giving a notional figure payable per annum of £28,392 in its existing configuration.

Any prospective purchaser or occupier should make their own enquiries at North Northamptonshire Council on 0300 126 3000.

TENURE

Freehold.

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

Any purchaser will be responsible for their own legal costs. On a leasehold basis, any tenant will be expected to bear the landlords proper and reasonable costs incurred with the preparation of the lease and counterpart.

EPC

The property has an EPC rating of B(33).

VIEWING

Strictly via the agents Eddisons:

Contact: Mark Budworth

Tel: 01536 483400

Email: Mark.Budworth@eddisons.com

Contact: Amanda Lawrence

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For more information, visit eddisons.com
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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.

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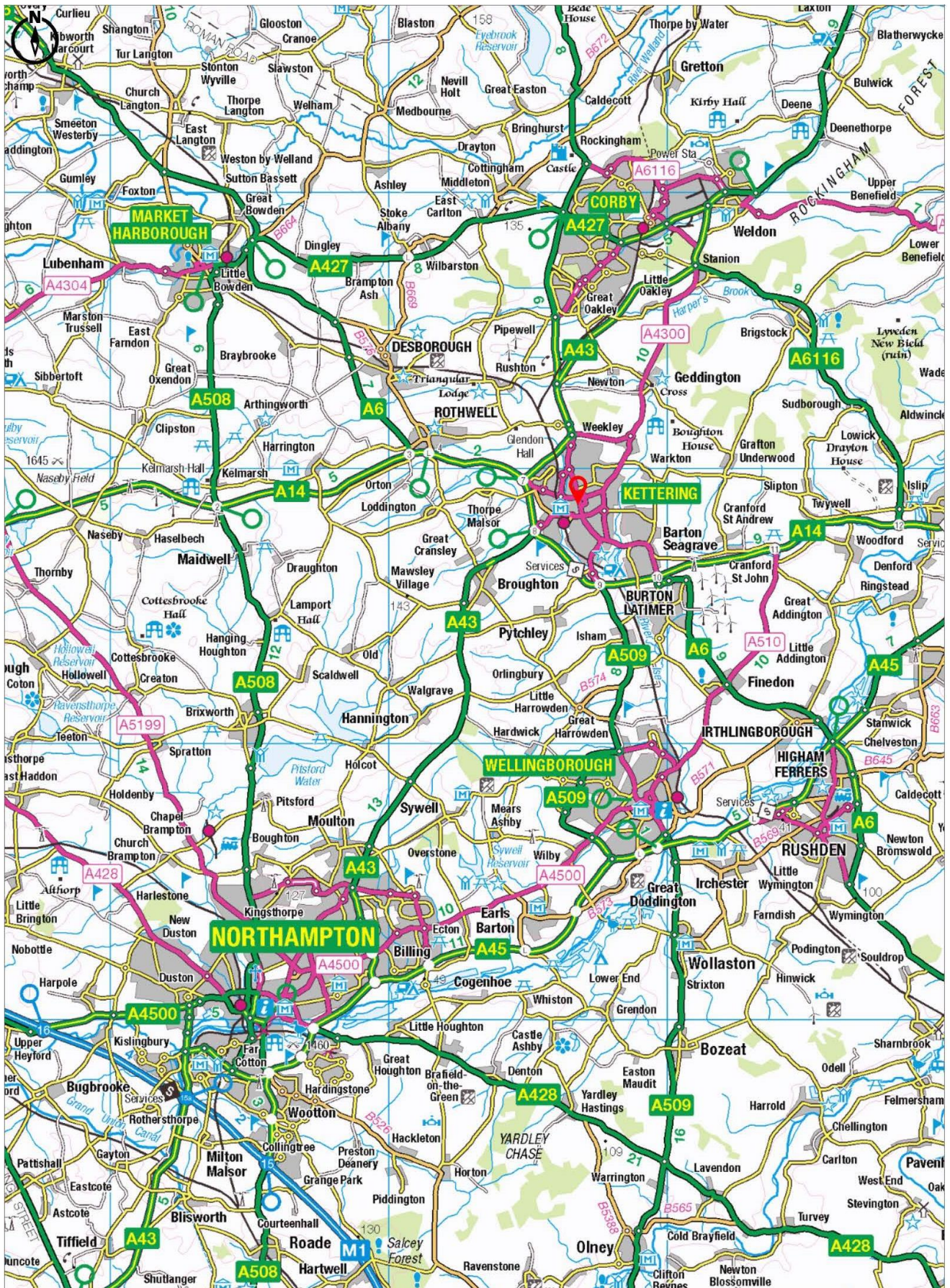
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