

01536 483400

eddisons.com

RETAIL – TO LET

Eddisons

Incorporating Budworth Hardcastle



**13-17 NEWLAND STREET, KETTERING,
NORTHAMPTONSHIRE, NN16 8JH**

£150,000 per annum (as a whole)

- Former Wilkos store in Kettering Town Centre.
- Substantial frontage onto Newland Street and opposite the Newland Shopping Centre.
- Available as a whole but also capable of subdivision.
- Potential for change of use subject to planning.

Size: 17,630 – 24,123 sq ft

(1,637.83 – 2,241.03 sq m)

LOCATION

The subject property is situated on Newland Street directly opposite the Newlands Shopping Centre close to Sainsburys, Home Bargains and Iceland.

DESCRIPTION

Substantial town centre retail unit with first floor offices and storage.

Available as a whole or consideration will be given (subject to covenant strength) to subdividing into three units on the ground floor to offer from 4,700 sq ft

Rear loading and servicing off St Andrews Street.

SERVICES

Mains electricity, gas and water are believed to be available to the premises.

Eddisons have not tested any of the incoming services and interested parties should make their own enquiries in this regard.

ACCOMMODATION

All measurements are approximate prepared on a net internal area basis as follows

Ground Floor Sales	16,324 sq ft	1,516.62 sqm
Ground Floor Store	899 sq ft	83.52 sqm
First Floor	6,900 sq ft	641.06 sqm
Total	24,123 sq ft	2,241.2 sqm

PLANNING

The property has planning for Class E (retail) use. Alternative uses may be suitable (stp).

RENT

£150,000 per annum plus VAT as a whole. Split unit rents on application

VAT

All figures quoted are exclusive of VAT which will be charged at the prevailing rate.

RATES

We understand from the Valuation Office Agency website that the property has a rateable value of £136,000

The standard business rate multiplier for the financial year 1st April 2024-31st March 2025 for properties with a rateable value above £51,000 is 54.6p in the £. This will give a rate payable figure assuming no relief or premium of £74,256

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

TENURE

Leasehold.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering regulations two forms of identification and confirmation of funding will be required from any applicants together with the usual references that will be required.

LEGAL COSTS

Each party to bear their own.

EPC

An EPC will be provided.

VIEWING

Strictly via the sole agents Eddisons:

Contact: Amanda Lawrence

Tel: 01536 483400

Email: Amanda.Lawrence@eddisons.com

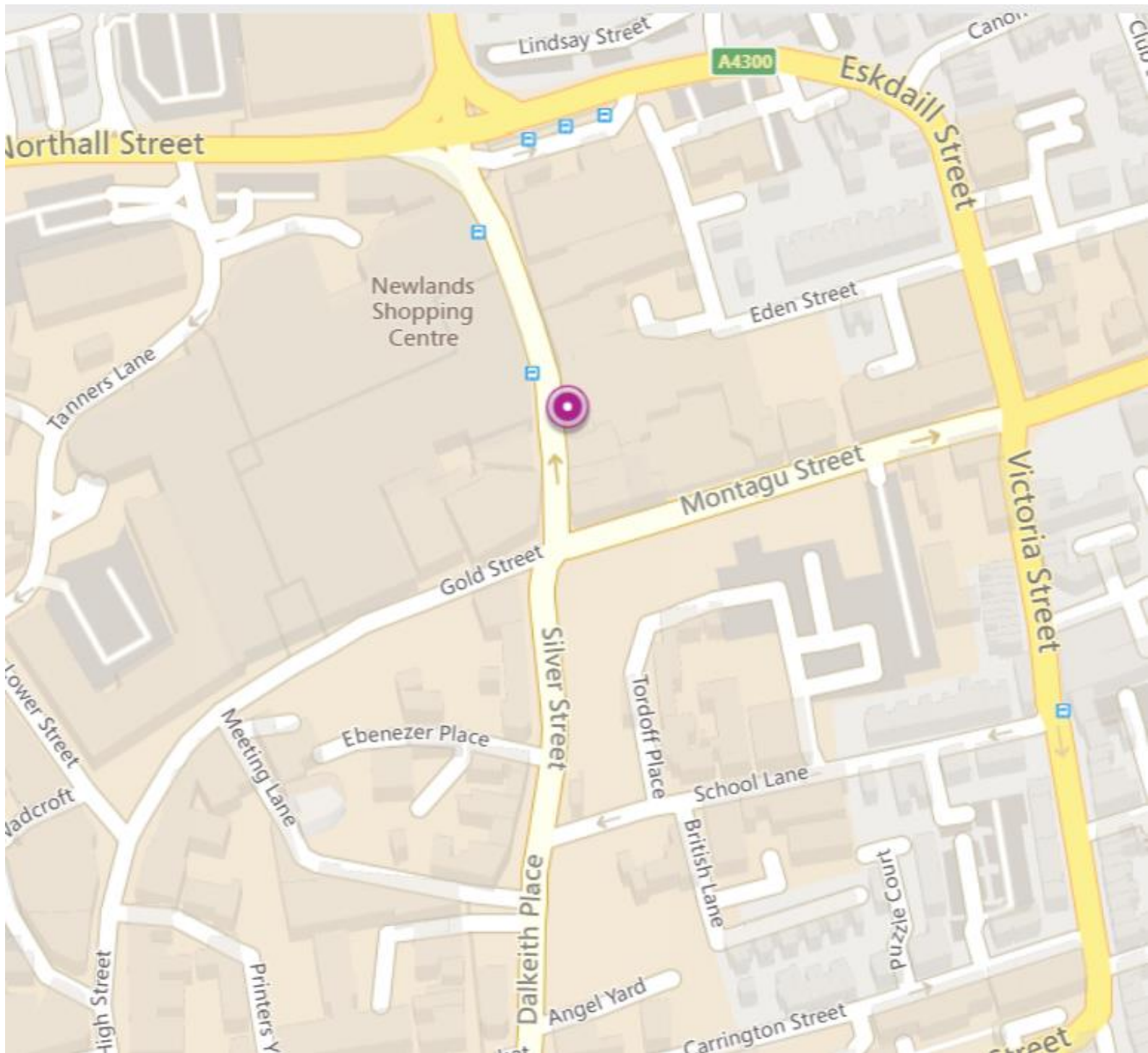
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Important Information

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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