

01536 483400

eddisons.com

RETAIL – FOR SALE

Eddisons

Incorporating Budworth Hardcastle



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

PRICE: £2,000,000 offers in the region of

- 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 could be subdivided into three units on the ground floor.

Potential for residential conversion on part of the upper floors.

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).

PRICE

£2,000,000 plus VAT.

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

Freehold.

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

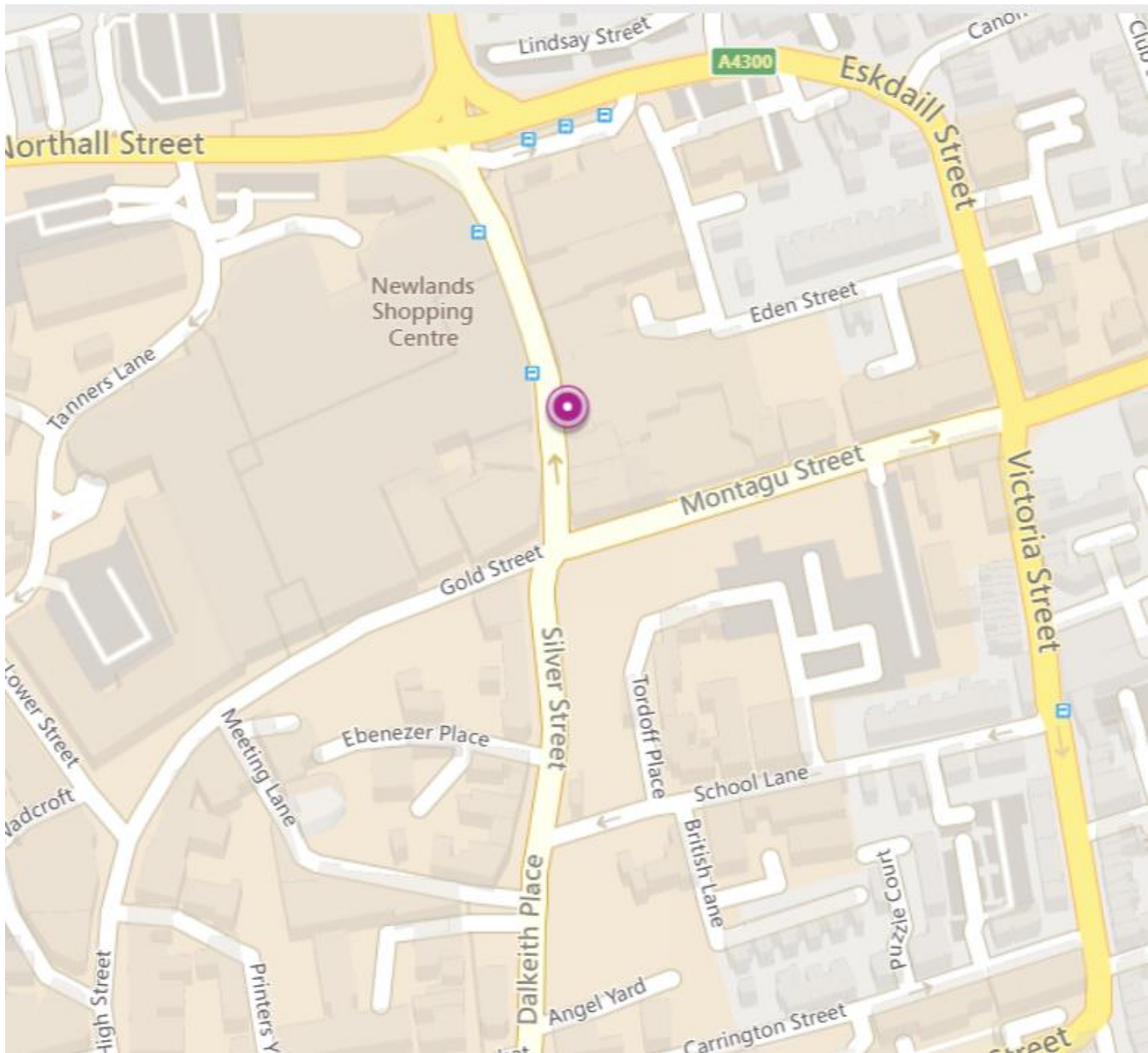
For more information, visit eddisons.com
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Important Information

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