

01536 483400

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RETAIL - A1 RETAIL - TO LET

Eddisons

Incorporating Budworth Hardcastle



9-11 BRIDGE STREET, ROTHWELL, KETTERING, NORTHAMPTONSHIRE, NN14 6EW

Rent: £22,960.16 per annum

Size: 3,590 sq ft (333.51 sq m)

- Large double fronted retail unit in prominent location in busy market town.
- Unique opportunity also offering large meeting space/place of worship to the rear suitable for a variety of uses.
- Separately accessed three bed flat to the first floor.
- Immediately available by way of assignment or shorter term sub-lease.

LOCATION

The property is prominently located on Bridge Street, Rothwell close to the market place in the centre of Rothwell.

Bridge Street is an established retail location comprising mainly independent retailers and A3/A5 users.

Rothwell itself is a market town in the Kettering district of Northamptonshire and lies 7 miles south east of Market Harborough and 5 miles north west of Kettering. It has a population of approximately 8,000.

The town is situated at the junction of the A14 and A6 which link Market Harborough and Kettering.

DESCRIPTION

The property comprises a large double fronted ground floor retail unit and coffee shop to the front with storage behind. The rear part of the building has been converted by the current tenants to a place of worship and meeting space. There is an open plan sitting/games area with male and female and disabled WC's. Doors lead through into the worship/meeting area which is open plan having a store, office and fitted kitchen off to one side. The accommodation is fitted throughout with suspended ceilings, and LED lighting and a mixture of carpeting and wooden flooring. Comfort cooling is provided in the worship and meeting areas.

A separate entrance to the side leads to the first floor flat which provides 3 bedrooms, lounge, kitchen and bathroom.

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 are however advised to make their own enquiries of the relevant service providers.

ACCOMMODATION

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

Ground Floor

Retail Area	91.66 sqm	986 sq ft
Store	41.07 sqm	442 sq ft
Sitting/Games Area	56.38 sqm	606 sq ft
Worship/Meeting area, Kitchen, Office and store	144.47 sqm	1554 sq ft

First Floor

Flat	59.18 sqm	637 sq ft
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PLANNING

The property has planning on the ground floor for use as a charity shop or such other use falling within Class A1 (now E Commercial, Business and Service) and as a community church or such other use falling within D1.

The first floor has planning for residential use.

RENT

The rent will be £22,960.16 per annum plus VAT.

VAT

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

LEASE TERMS

The property is available by way of an assignment of the existing lease dated 22nd June 2015 expiring 21st June 2035 at a rental of £22,960.16 per annum with rent reviews every 5 years. Alternatively a shorter term sub-lease is also available up to May 2025.

In addition to the rent there is currently a fee of £869.40 per annum payable to the managing agents for management of the first floor flat.

RATES

We understand from internet enquiries made from the VOA website that the property known as 9 Bridge Street being the front retail area has a rateable value of £14,750. The rear section of the property being a place of worship is currently rates exempt.

The small business rates multiplier for the financial year 1st April 2024-31st March 2025 for properties with a rateable value below £51,000 is 49.9p in the £. This will give a rate payable figure assuming no relief or premium on 9 Bridge Street of £7,360.25.

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

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 costs in relation to this transaction.

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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EPC

An EPC has been arranged and will be available for inspection.

VIEWING

Strictly via the Agents Eddisons Commercial Limited:

Contact: Amanda Lawrence

Email: Amanda.Lawrence@eddisons.com

Telephone: 01536 483400



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FIRST FLOOR FLAT



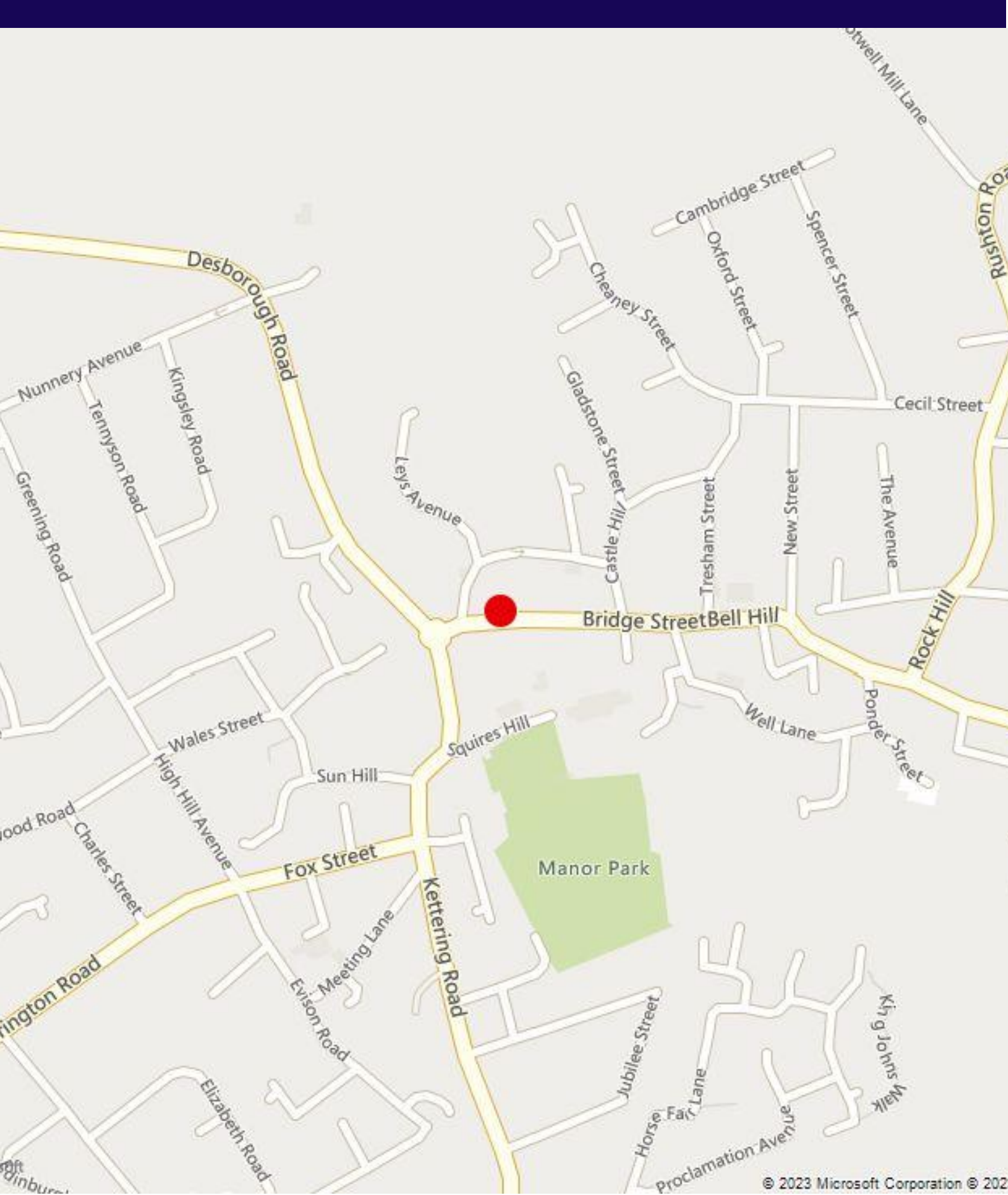
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