

01536 483400

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RETAIL - A1 RETAIL - TO LET

Eddisons

Incorporating Budworth Hardcastle



9 LOWER STREET, KETTERING, NORTHAMPTONSHIRE, NN16 8HJ

Rent: £15,500 per annum

Size: 957 sq ft (88.91 sq m)

- Town Centre Retail Unit.
- Close to the main shopping area and the Newlands Shopping Centre.
- Well presented throughout.NN16 8HJ
- Staff Parking to rear.

LOCATION

The subject property is located in a pedestrianised area of Lower Street, close to its junction with High Street and Gold Street. Neighbouring occupiers include Coral Bookmakers, Millington Travel, Jamies Pet Store, Café Amore and Tanners Lane Tanning Salon together with The Peacock Public House, Halifax Building Society and the Post Office.

DESCRIPTION

The property comprises a 2 storey self contained unit offering retail on the ground floor with ancillary and office accommodation at first floor level.

The retail area has a large glazed frontage and is fitted with wooden flooring, suspended ceilings, LED Lighting, air conditioning, gas fired heating and three phase power. Stairs to the rear of the retail area lead to the first floor which provides two wc's, a kitchenette and office/storage accommodation.

There is a self contained car park to the rear of the building which is shared with the neighbouring unit with further public parking available close by.

SERVICES

Gas, mains electric including three phase power and water is believed to be connected to the premises.

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

ACCOMMODATION

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

Ground Floor: 679 sq.ft (63.1 sqm)
First Floor: 278 sq.ft (25.8 sqm)

PLANNING

The property has planning for Class E retail use.

All prospective occupiers should make their own enquiries as to their exact use.

RENT

The rent will be £15,500 per annum exclusive.

VAT

It should be noted that all figures are exclusive of VAT which we understand will be applicable at the prevailing rate.

LEASE TERMS

The property is available on a new full repairing and insuring lease for a term of years to be agreed at a rental of £15,500 per annum plus VAT.

RATES

We understand from the Valuation Office Agency website that the property has a rateable value of £10,500.

The standard business rate multiplier for the financial year 1st April 2024 - 31st March 2025 is 49.9p £ which would give rates payable assuming no relief or premium of £5,239.50.

However, those using the premises as their only location may qualify for 100% rates relief.

Any prospective occupier should make their enquiries to North Northamptonshire Council on 0300 126 3000.

TENURE

Leasehold.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering regulations to forms of identification will be required from any tenants together with the usual references.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

The property has an EPC Rating of E104.

VIEWING

Strictly via the agents:

Contact: Amanda Lawrence

Tel: 01536 483400

Email: Amanda.Lawrence@eddisons.com

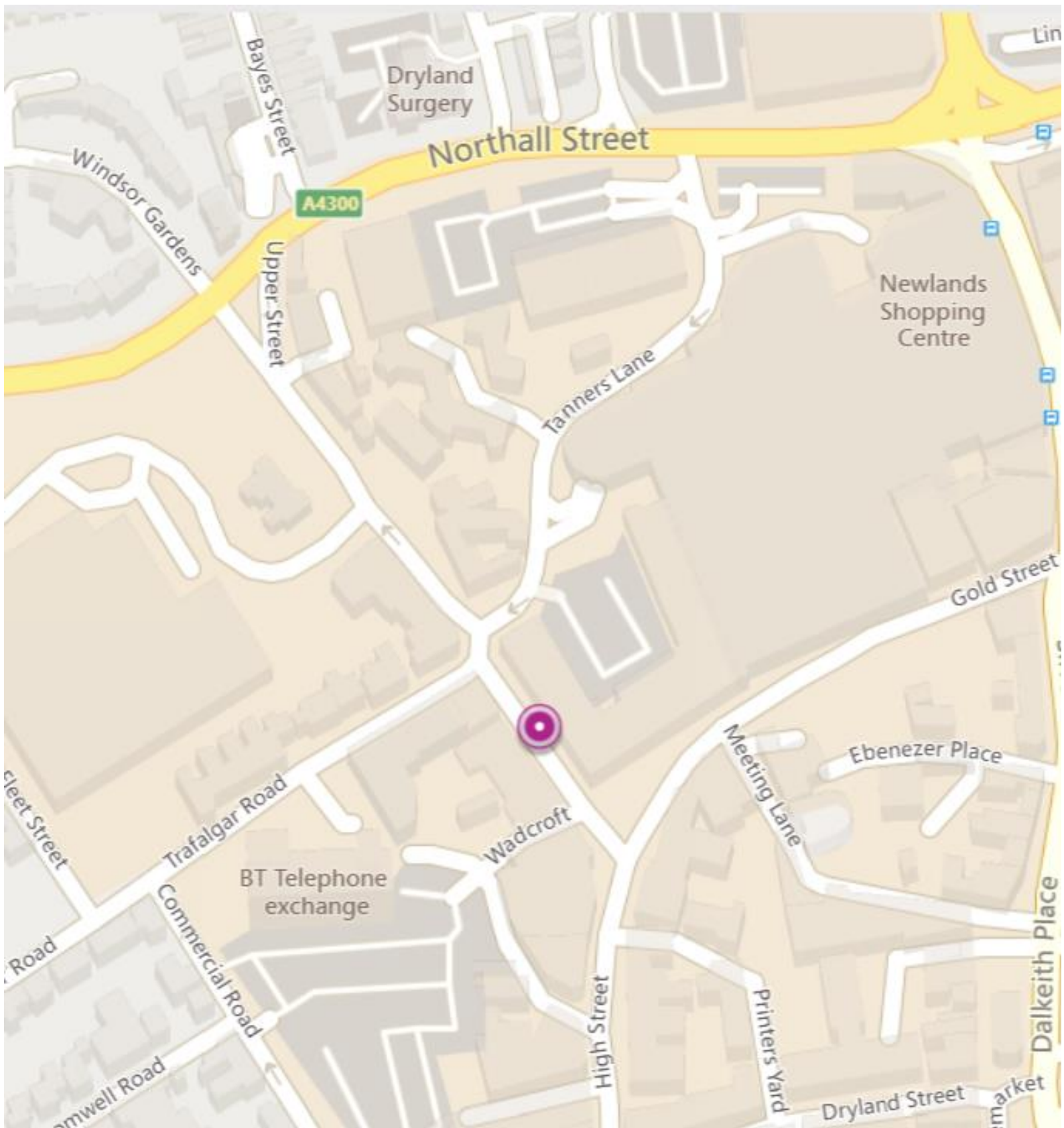
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Important Information

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