

Lock Up Retail Unit To Let

Kingsley Avenue | Kettering | Northamptonshire | NN16 9EX



- Retail unit with storage / staff room
- Net internal area approx. 550ft² (51m²)
- Within a popular residential area
- Available on a new lease
- Front roller shutter door
- Asking rent £15,000

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Location

The property is located in a predominantly residential area to the Northern part of Kettering and near to Rockingham Road which is close to J7 of the A14 and the A6003 to Corby.

Description

The property is a single storey red brick building with a pitched slate roof that was split into two separate retail units some years ago. The retail unit was recently used as a salon and comprises an open planned area with tiled flooring which flows through to a further storage area also tiled. WC facility included and roller shutter door to the fully glazed floor to ceiling shop front. There is roadside parking out the front.

Accommodation

The property is approx. 550 ft² (51m²) based on a net internal area and excluding the WC facility.

Terms

The property is available on a new lease at terms to be agreed with an asking rent of £15,000 per annum exclusive of all other outgoings.

Business Rates

The property has a rateable value of £5,300 and may be eligible for 100% rates relief subject to meeting the correct criteria.

Interested parties should check via the local authority for amounts payable.

Planning

The property has been a retail unit for many years and is suitable for E Class users.

Services

The property benefits from mains electricity and mains water. There is no gas connected to the property.

Legal Costs

Each party to bear their own. An undertaking for reasonable abortive legal costs may be required from the applicant.



VAT

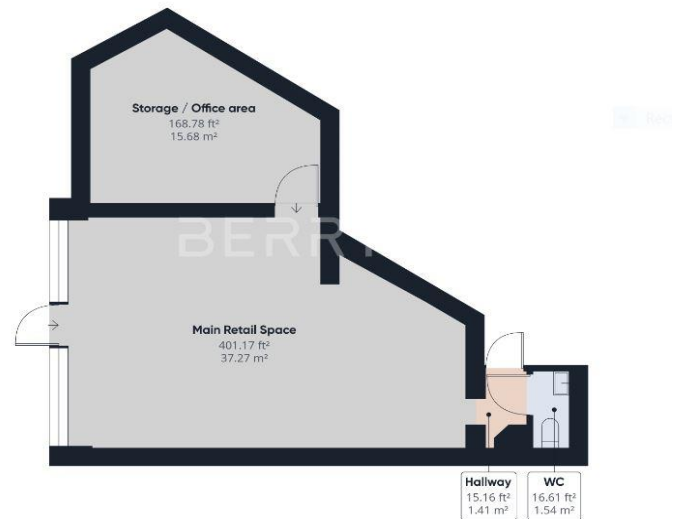
VAT is not applicable to the rent.

EPC

A copy of the EPC is available on request.

Viewing Contact

Viewing strictly by appointment with the sole agent. Contact Kevin O'Dell on 01536 517777 kevin.odell@berrys.uk.com



To book a viewing, please contact:

Kevin O'Dell

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