



# Restaurant, Bar and Rear Kitchen To Let

Kettering | Northants | NN16 8JS

**BERRYS**

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# Rockingham Road

Kettering | Northants | NN16 8JS

## FEATURES

- Trendy restaurant and bar to let
- Popular location in Kettering
- Side gated access to rear separate kitchen and store
- Ball Pool and DJ booth
- Available by way of a new lease

## Location

The property is located on the northern fringe of Kettering's main Town Centre and located opposite Sainsburys. It sits on a busy main road heading north and is amongst other restaurant and take-away user to include The Raj, Domino's Pizza and other independent food premises.

## Description

The property has been developed to include two units with two sets of WCs, a basement to number 44 and first floor seating to number 42. There is a commercial kitchen and bar in number 42 and a detached commercial unit to the rear used also as a kitchen and storage facility. Side access to number 42 is also available.

## Accommodation

The sizes held on file are taken from the valuation office website which state the size to be approx. 1947.02ft<sup>2</sup> (180.95m<sup>2</sup>), Split as following:

42 Rockingham Rd - 1519ft<sup>2</sup> (141.2m<sup>2</sup>)

44 Rockingham Rd - 408ft<sup>2</sup> (39.75m<sup>2</sup>)

We recommend that any interested party checks these sizes if required. Measured plans are available on request.



## Terms

The property is available by way of a full repairing lease at a rent of £30,000 per annum exclusive of all other outgoings.

## Business Rates

The unit has a rateable value split as follows:  
42 - £8,400 per annum and 44 - £5,200 per annum  
For verification we recommend that any interested parties contact the relevant Local Authority.

## Planning

The premises benefit from restaurant use with ancillary take-away use. Other uses such as retail can also be considered.

## Services

The property benefits from mains water, gas, drainage and electric. These are untested by the agent.

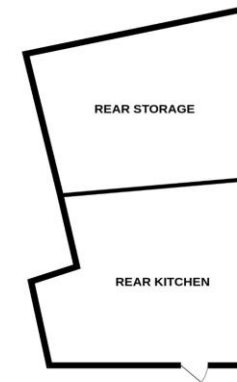
## VAT

VAT is not applicable to the rent.

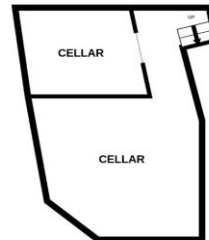
## EPC

The EPC rating for this property is B with the rear kitchen being rated D

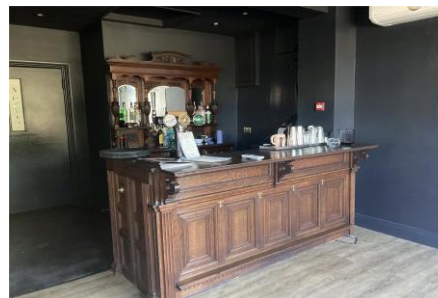
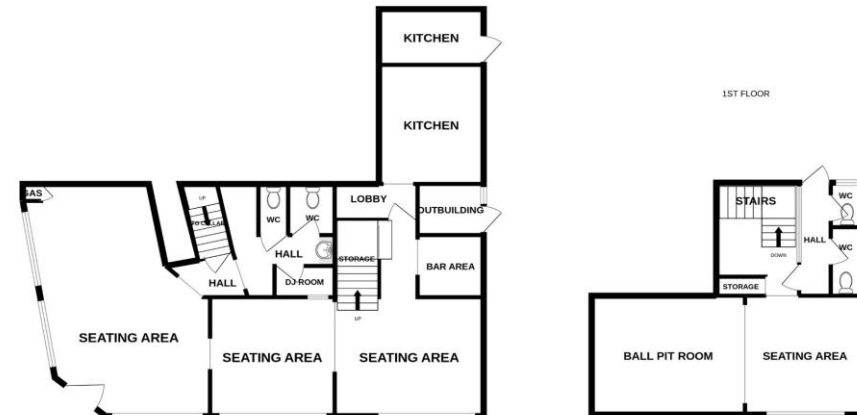
GROUND FLOOR



BASEMENT



1ST FLOOR







## Legal Costs

Each party to bear its own costs. However, the incoming tenant is to first give the landlord an undertaking for abortive costs via their own solicitor. Further information available on request.

## Agents Note:

The fixtures and fitting belong to the previous tenant and are available to buy subject to separate negotiation.

## Local Authority

North Northamptonshire Council  
Municipal Offices, Bowling Green Rd, Kettering,  
NN15 7QX  
Tel: 0300 126 3000

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**To book a viewing, please contact:**

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