

Freehold Commercial Building For Sale

Tresham Street | Kettering | Northamptonshire | NN16 8RS



- Freehold Opportunity at £260,000
- Potential to convert into residential property stpp
- Current planning use for workshop, retail and storage
- Close to Kettering Town Centre
- Roller shutter and personnel access

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Location

The property is located on a one-way Street to the east of Kettering's Town Centre off a busy main road called Montagu Street.

Good road links to the A14, A6, A509 and A43.

Description

The property is of brick-built construction protected mainly by a pitched tiled roof with an extended garage protected via a flat felt roof. Externally there is access to a roller shutter door and a gated side access leading to a ground floor door and steel staircase heading to the first floor. There is a central personnel entrance door in the middle of the front elevation.

Internally the property has several stud partitioned walls splitting the space into numerous areas which provide a mixture of retail space, storage, office and workshop space.

Terms

The Freehold is available at an asking price of £260,000.

Accommodation

The property has been measured on a net internal basis and comprises the following areas:

2 Tresham:

Ground Floor	90m ² / 969ft ²
Mezz	29.07m ² / 313ft ²

2a Tresham:

Ground Floor	96.35m ² / 1,036ft ²
First Floor	36.75m ² / 395ft ²

Total	252.12m ² / 2,713ft ²
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Business Rates

The property is split into two separate rating assessments as follows:

2 Tresham St	- £10,500
2a Tresham St	- £4,600

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



Planning

The most recent approved application KET/2019/0622 relates to a change of use from nursery and storage to a mixed use of craft (training) workshops, retail and storage.

Services

The property benefits from mains gas, 3 phase electricity and water. All utilities are untested by the agents.

Legal Costs

Each party to bear its own costs.

VAT

VAT is not applicable to the sale.

EPC

A copy of the EPC is available on request.

Local Authority

North Northants Council, Municipal Offices, Bowling Green Road, Kettering, Northants, NN15 7QX. 01536 410333

To book a viewing, please contact:

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