

# Former Pharmacy Premises To Let

School Road | Mawsley | Kettering | NN14 1SN



- Modern retail unit To Let
- Available on a new lease
- Asking Rent of £19,950 per annum exclusive
- 1,200 ft<sup>2</sup> (111.48 m<sup>2</sup>)

**BERRYS**  
berrys.uk.com

## Location

The property is located within the new village of Mawsley with some 950 homes - near Kettering in Northamptonshire, just off the A43 (the main Kettering to Northampton road), just a few miles west of Kettering town centre.

The property is situated adjacent to Mawsley Surgery and was previously occupied by a pharmacy.

## Description

The property is a modern, single storey link detached building. Internally the property is mostly open planned with reception area, 2 separate office / surgery rooms and separate WC and Kitchen facilities.

Externally there are allocated parking spaces and a partially sheltered access to the customer entrance.

## Accommodation

The property has been measured on a net internal basis to approximately 1,200ft<sup>2</sup> (111.48m<sup>2</sup>).

## Terms

The unit is being offered to let on a new lease with terms to be agreed. The asking rent is £19,950 per annum exclusive.

## Services

We understand that the property is connected to mains electricity, water and drainage. However, these services have not been tested by the agent.



## EPC

An EPC has been commissioned.

## Rates

The property currently falls under a larger assessment including the medical centre. The client is in the process of obtaining a separate assessment.

## VAT

All figures are quoted exclusive of VAT which the landlord has a duty to impose.

## Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

## Local Authority

North Northamptonshire Council

### To book a viewing, please contact:

Kevin O'Dell or Samuel Jeyes

T: 01536 213176 | E: [kevin.odell@berrys.uk.com](mailto:kevin.odell@berrys.uk.com)

[samuel.jeyes@berrys.uk.com](mailto:samuel.jeyes@berrys.uk.com)

42 Headlands, Kettering, Northamptonshire, NN15 7HR

### Important Notice

Berrys, their clients and any joint agents give notice that:

1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, that any service or facilities are in good working order, or that the necessary statutory requirements have been met.
4. The photographs appearing in these particulars show only a certain part and aspect of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas measurements or distances are approximate.
6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property.
7. Purchasers must satisfy themselves by inspection or otherwise.

Ref: KA50362