

Commercial Premises To Let

11 | Stamford Road | Kettering | NN16 8XX



- Net Area of approximately 757 sq. ft.
- Prominent Roadside position.
- Available on a new lease with terms to be agreed.
- Asking Rent of £12,000 per annum exclusive.

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Location

The property is located in a desirable location of Stamford Road and is in close proximity to Kettering Town Centre.

Kettering has a population of approximately 60,000 persons with an extended Borough population of approximately 100,000.

The A14 connects Kettering with M1, M6 and the A1/M11 and East Coast parts.

Description

The property is a semi detached brick built mixed use building protected via a pitched slate roof and extended flat roof to the rear. The ground floor retail unit provides a customer entrance and glazed shop window and rear with public parking bays directly outside the unit. Internally there is a raised floor to the main retail zone and counter space with another small step up to the rear level providing storage space to two sides and a staff W.C.

Accommodation

The property has a net internal area of approximately 757 sq. ft. (70.28 sq. m.). ITZA is 424 sq. ft. (39.42 sq. m.).

Terms

The unit is being offered to let on new effective full repairing and insuring leases, with terms to be agreed.

Subject to covenant, the landlord will require a minimum three month rent deposit as security for the period of the lease.

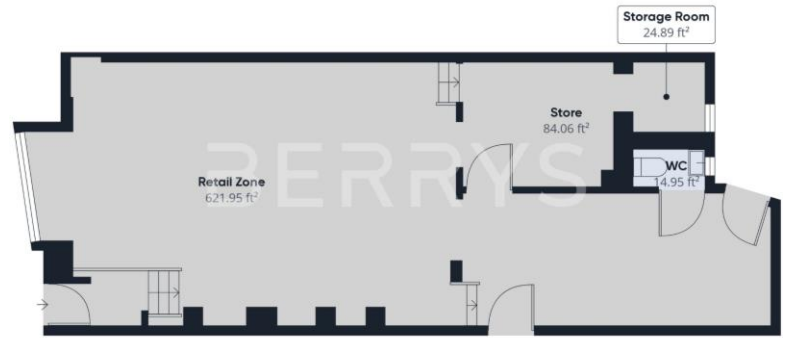
Business Rates

The property has a Rateable Value of £6,100.

Applicants are advised to confirm any business rates payable with the Local Authority.

Services

We understand that the property is connected to mains electricity, water and drainage; however, these services have not been tested by the agent. There is no gas connection to the property.



Use

The property falls within Use Class 'E' of the Town and Country Planning Use Classes Order 1987.

The property cannot be used for any conflicting uses within the parade.

Asking Rent

The asking rent is £12,000 per annum exclusive.

Legal Costs

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

VAT

All figures are quoted exclusive of VAT that the Landlord has a duty to impose.

EPC

Please contact the agent for further information.

Local Authority

North Northamptonshire Council.

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

To book a viewing, please contact:

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