

## ON THE INSTRUCTION OF BOOTS PRIME SHOP TO SUBLET

18 The Mall, Newlands Centre  
Kettering  
NN16 8JL



- Prime pitch in Newlands Shopping Centre.
- Available immediately.
- Prominent position next to Boots and H&M.

### ■ Location

The property occupies a central position within the ground floor of the Newlands Shopping Centre which is anchored by H&M, TK Maxx, Boots and Poundland. Other nearby retailers include JD Sports, Greggs, HMV, Clintons and Clarks.

### ■ Description

The property comprises a lock-up shop with a ground floor sales area and first floor storage space.

### ■ Accommodation

The property has the following approximate dimensions and floor areas:-

Internal width	5.96 m	19 ft 7 ins
Internal depth	20.77 m	68 ft 1 ins
Ground floor sales	173.26 Sq. m	1,865 Sq. ft
First floor ancillary	153.46 Sq. m	1,652 Sq. ft
Total	326.72 Sq. m	3,517 Sq. ft

### ■ Rent

£40,000 per annum exclusive plus VAT (if applicable).

### ■ Tenure

The premises are available by way of a new sublease.

### ■ EPC

EPC has been commissioned and is awaited.

### ■ Rates

The VOA website shows that the Rateable Value from April 2023 will be £25,500.

For rates payable please refer to the Local Charging Authority, Kettering Borough Council – 01536 410333.

### ■ Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.

## VIEWINGS - Strictly by appointment

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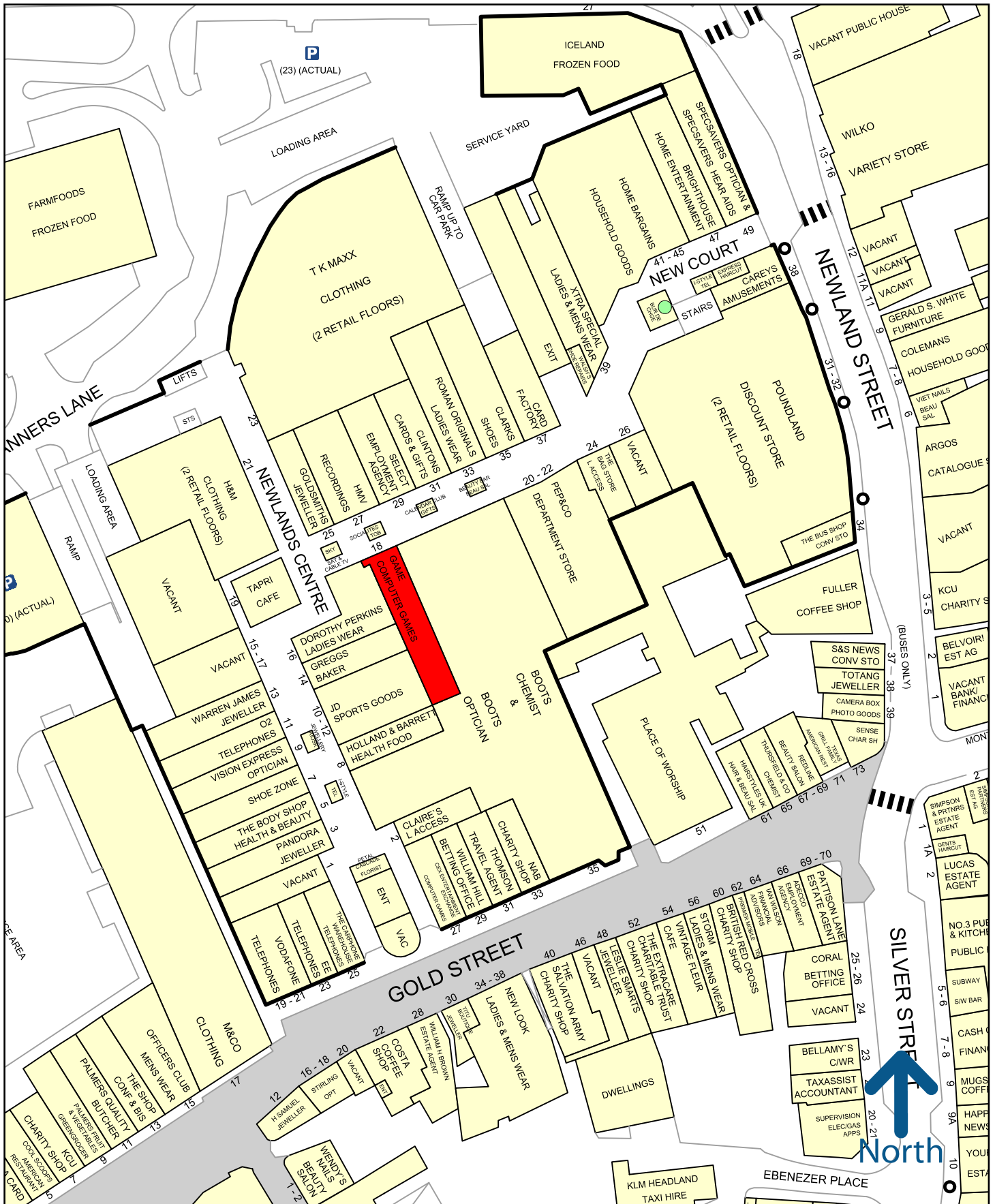
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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >



50 metres

Experian Goad Plan Created: 16/04/2018  
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