

FOR SALE / TO LET:

Prominent Former Retail Showroom & Warehouse

1 Sheep Street, Kettering, Northamptonshire NN16 0AN



- Total building comprises 7,556 sq ft (701.82 sq m) on 0.23 acres
- Can be split into units from 1,296 sq ft (120.35 sq m)
- Secure rear yard for loading/parking
- High traffic flow area

LOCATION

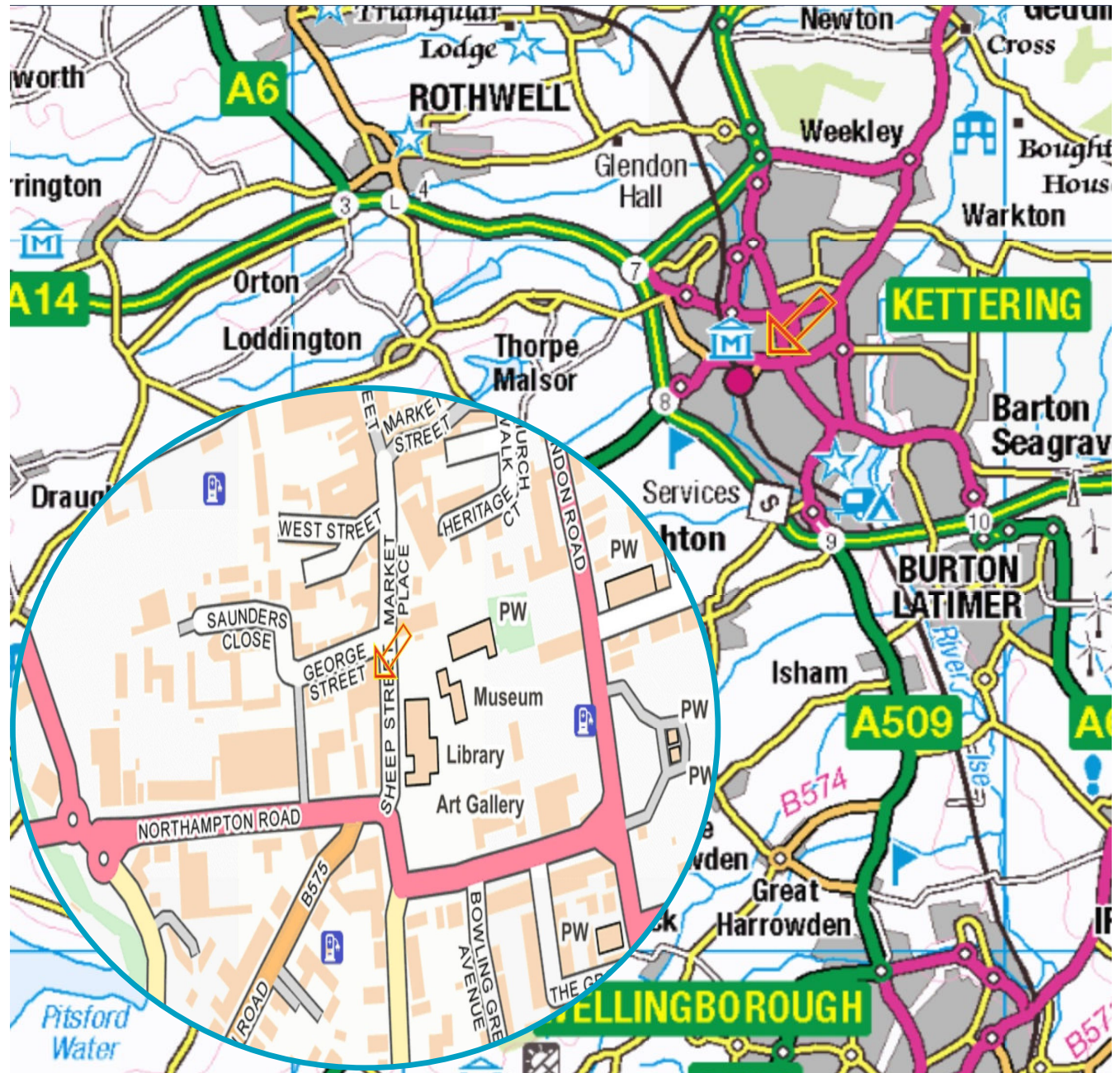
Kettering is close to the main A14 arterial route (M1/A1 link) giving excellent access to both the A45 and M11 to the east and the M1 at Junction 19 to the west. Kettering is also served by a main line rail link, offering a service taking approximately 55 minutes to London St Pancras International Station to the south and Nottingham & Derby to the north.

The property is located on Sheep Street at its junction with the Headlands in Kettering, occupying an extremely prominent position, fronting the town's internal ring road. There is also access to the rear of property from Station Road.

The town centre & train station are only 400m away - within easy walking distance).

THE PROPERTY

The property is of brick construction with a steel truss roof and comprises a ground floor showroom with additional retail and warehouse/storage accommodation. First floor storage is also provided over the rear warehouse.



ACCOMMODATION

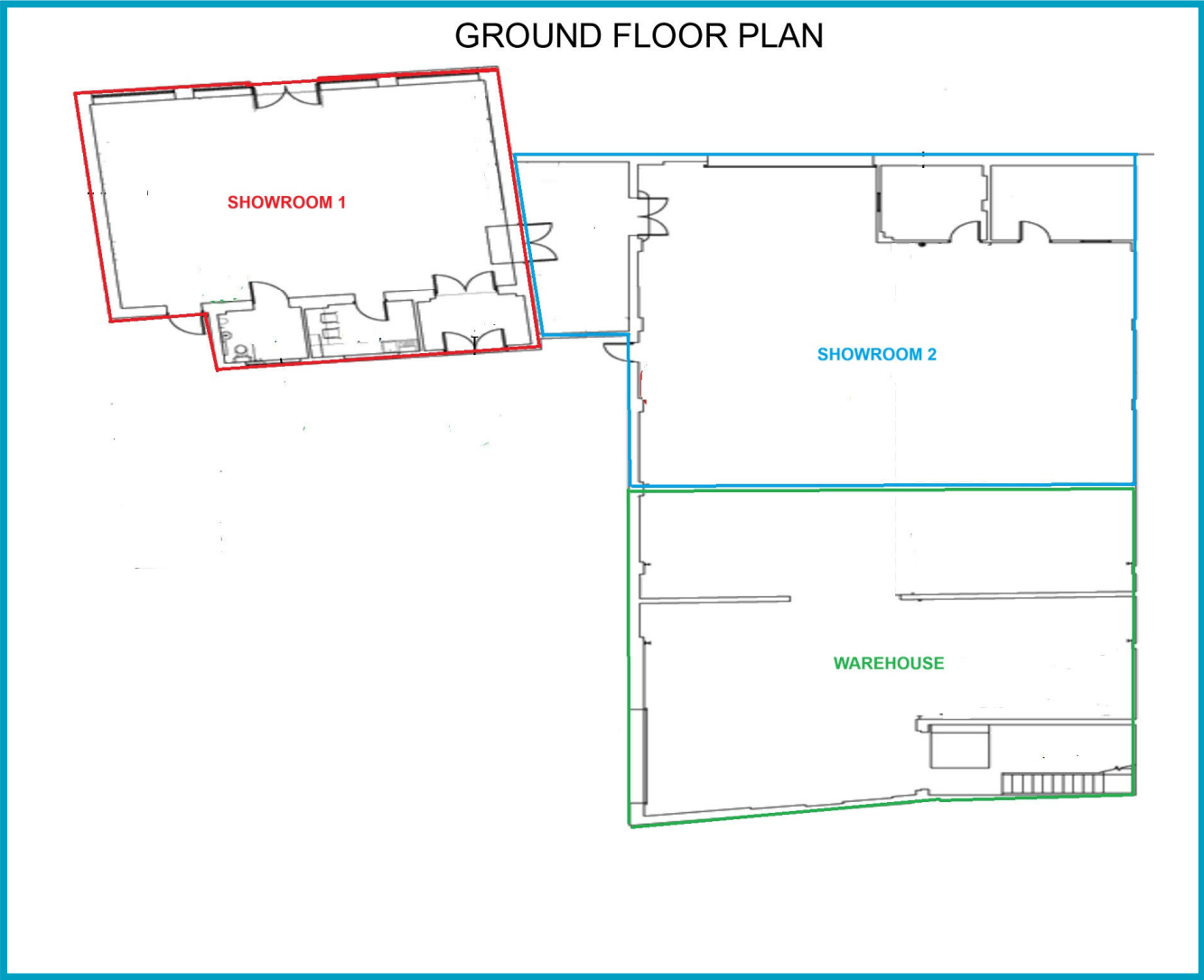
We have measured the property and calculate that it comprises the following Gross Internal Areas (GIA):-

SHOWROOM 1		
Description	Sq M	Sq Ft
Sales	100.17 sq m	1,078 sq ft
Rear Entrance	6.68 sq m	72 sq ft
Kitchen	6.75 sq m	73 sq ft
wc	6.75 sq m	73 sq ft
	120.35 sq m	1,296 sq ft

SHOWROOM 2		
Description	Sq M	Sq Ft
Display	191.82 sq m	2,065 sq ft
Link Area	21.60 sq m	233 sq ft
	213.42 sq m	2,298 sq ft

WAREHOUSE		
Description	Sq M	Sq Ft
<u>Ground Floor</u>		
Workshop	193.21 sq m	2,080 sq ft
<u>First Floor</u>		
Storage	174.84 sq m	1,882 sq ft
	368.05 sq m	3,962 sq ft
TOTAL	701.82 sq m	7,556 sq ft

The property has a site area of approximately 0.23 acres, with rear loading/parking as well as forecourt parking.



SHOWROOM 1: Front and rear external security shutters, LED strip lighting and a tiled floor.

SHOWROOM 2: Front security shutter and LED strip lighting.

WAREHOUSE: Rear roller shutter of 4.2m wide by 3m high and LED strip lighting.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: C (69)

BUSINESS RATES

Rateable Value (2026): `£35,500

Applicants are advised to verify the rating assessment with the Local Authority and as to whether any reliefs would be available.

TENURE

Freehold: The property is being offered for sale with vacant possession as a whole or in sections:

WHOLE PROPERTY:	£575,000
SHOWROOM 1:.	£200,000
SHOWROOM 2:	£220,000
WAREHOUSE:	£190,000

All figures quoted are exclusive of any VAT which the vendor has a duty to charge.

Leasehold: The property is being offered to lease, for a term to be agreed, as a whole or in sections:

WHOLE PROPERTY:	£45,000 per annum exclusive
SHOWROOM 1:.	£15,000 per annum exclusive
SHOWROOM 2:	£18,000 per annum exclusive
WAREHOUSE:	£16,000 per annum exclusive

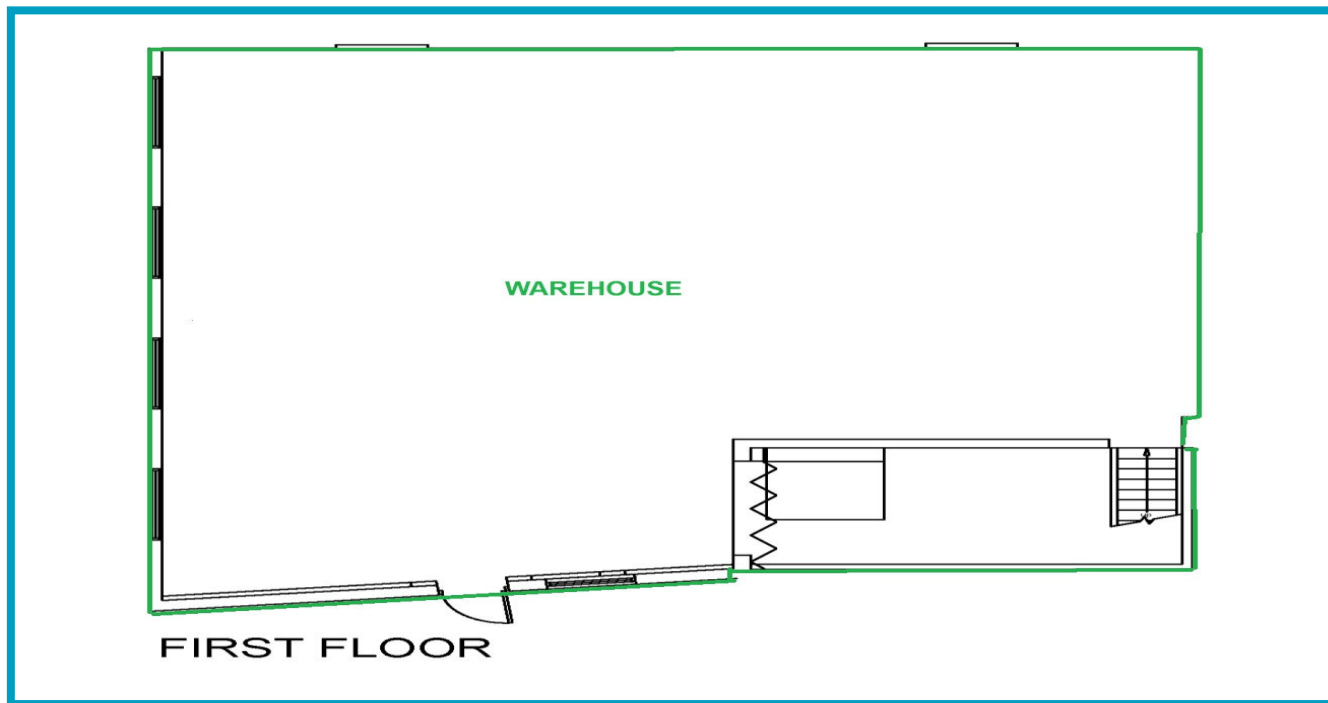
Any lettings will be on a full repairing and insuring basis and outside of the security and compensation provisions of the Landlord & Tenant Act 1954.

The landlord will also be seeking a security deposit equivalent to three months rent, to be held for the duration of the lease.

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

SERVICES

We are advised that mains services are connected to the premises (electricity, water & drainage).



LEGAL COSTS

Each party is to bear their own legal costs, subject to an undertaking to cover vendor's / landlord's abortive costs once contracts are raised.

VIEWING

To view and for further details please contact:

Samantha Jones

Email: samjones@prop-search.com

Mobile: 07990 547366

Simon Toseland

Email: st@prop-search.com

Mobile: 07990 547366





DISCLAIMER: This brochure and the description and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

ANTI MONEY LAUNDERING: 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 may include corporate structure and ownership details; identification and verification of ultimate beneficial owners; satisfactory proof of the source of funds for the buyers, funders, lessees.



SHOWROOM 1



SHOWROOM 1



SHOWROOM 2



SHOWROOM 2



WAREHOUSE



WAREHOUSE (First Floor)

