

# TO LET:

## Ground Floor Retail Premises

12 Market Place, Kettering, Northamptonshire NN16 0AJ



- Ground floor sales area of 556 sq ft + ancillary storage
- Available on a new lease
- Rear car parking
- Quoting rent of £15,000 pax

## LOCATION

Kettering is a commercial town with a borough population of approximately 80,000 people. The town is located at the junction of the A6 and A43 and is approximately 15 miles north of Northampton, 50 miles from Birmingham and 80 miles from Central London.

The property is located on Market Place within the town centre conservation area and fronts onto a pedestrianised square (known as the Restaurant Quarter) with occupiers including Prezzo and Kino Lounge. Other nearby occupiers include Henderson Connellan estate agent, Deli Bloc, AA Thornton Jewellers and Barclays.

## DESCRIPTION

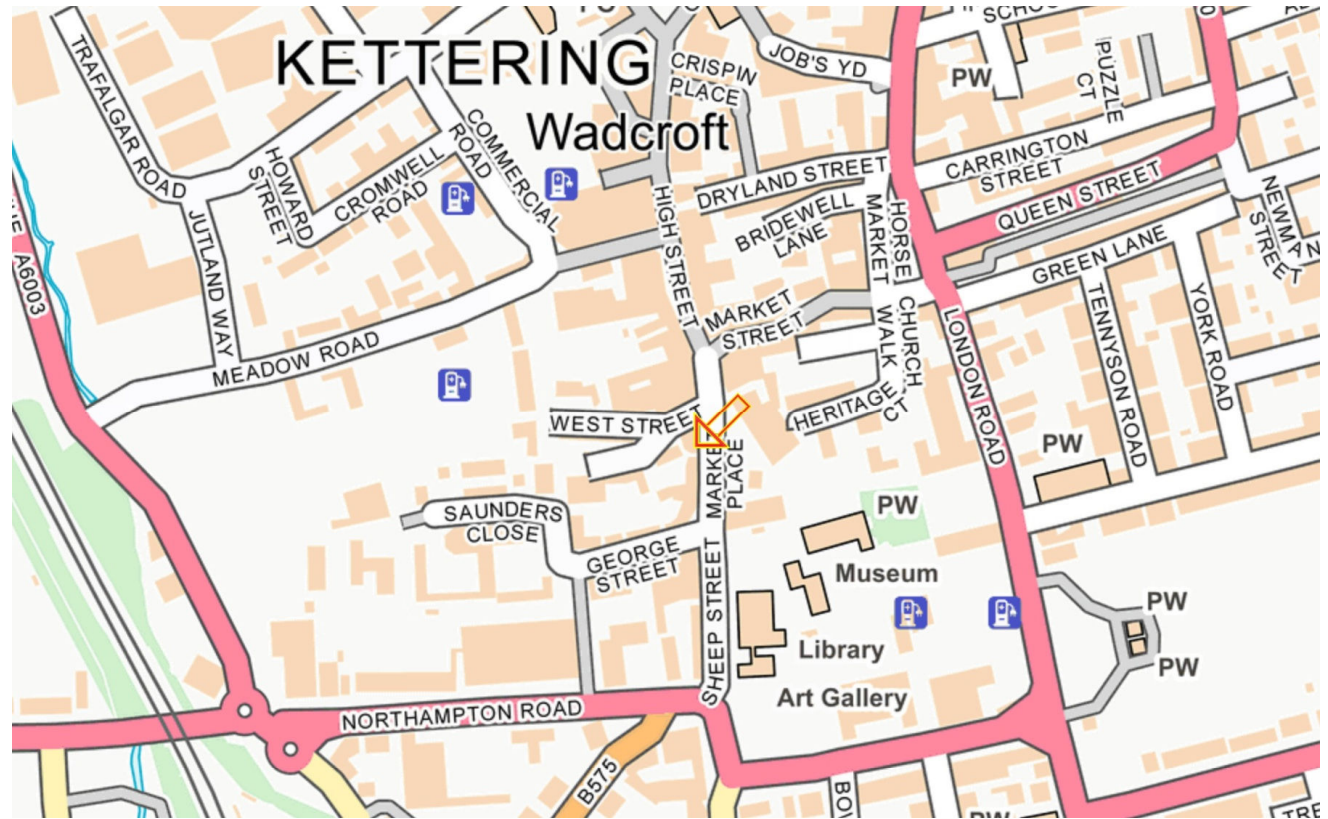
The shop forms part of a terraced red brick-built building protected by a pitched tiled roof with gable ends to both sides. The upper floors have been converted to residential apartments.

## ACCOMMODATION

The ground floor retailing is effectively an 'L' shape and having measured the property calculate that it comprises the following Net Internal Areas (NIA):-

Description	Sq M	Sq Ft
<u>Ground Floor</u>		
Sales Area	51.70 sq m	556 sq ft
Kitchen	12.50 sq m	135 sq ft
wc		
<u>Basement</u>		
Storage	23.13 sq m	249 sq ft
<b>TOTAL</b>	<b>87.33 sq m</b>	<b>940 sq ft</b>

There is allocated car parking for one vehicle to the rear of the property.



## PLANNING

The property has planning under Use Class E (commercial, business and service) making it suitable for a variety of retail/business uses.

## SERVICES

We are advised that mains services are connected to the premises (electricity, water & drainage). None have been tested by the agent.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating C (71)

## BUSINESS RATES

Rateable Value: £9,100 \*

\* In line with current Government legislation, if occupied by a business as their sole commercial property, they will pay no rates.

Applicants are advised to verify the rating assessment with the Local Authority.

## BUILDINGS INSURANCE

The insurance is to be reviewed annually on the renewal date and recharged at cost to the tenant.

## TENURE

The property is available to let on a new internal repairing & insuring lease + shop front for a term to be agreed.

The quoting rent is from £15,000 per annum exclusive, payable quarterly or monthly in advance.

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

## DEPOSIT

In all cases the landlord will require a minimum three month rent deposit as security for the period of the lease.

## LEGAL COSTS

Each party is to bear their own legal costs, subject to an undertaking to cover the landlord's reasonable abortive costs should an applicant withdraw once draft contracts have been issued.

## ANTI-MONEY LAUNDERING & TERRORISM FINANCING REGULATIONS

In accordance with anti-money laundering and terrorism financing regulations, two/three forms of identification and confirmation of funding will be required from all applicants proceeding in a lease.

The successful applicant will also be required to pay a fee of £50 + VAT to enable us to process tenant details for the purpose of Anti-Money Laundering Regulations.

## VIEWING

To view and for further details please contact:

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