

Phone 01604 629988 • Fax 01604 626247 • Email [enquiries@abbeyross.co.uk](mailto:enquiries@abbeyross.co.uk)  
• Website [www.abbeyross.co.uk](http://www.abbeyross.co.uk)

**Confidentially Available**

## **Bar/Nightclub/Restaurant premises in prime central Kettering location**



- Immediately available either by way of assignment of the existing lease or on a new lease term
- Planning consent for public bar/nightclub and restaurant
- Comprising almost 4,000 ft<sup>2</sup> with self-contained secure access from Silver Street in Kettering's main town central leisure area

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#### Location/Description

The property comprises a ground floor entrance off Silver Street close to its junction with Gold Street and first and second floor accommodation which has been completely refurbished and the previous business fixtures and fittings removed.

The accommodation includes first and second floor dance/bar areas with male and female toilets at each level, kitchen facilities, bar facilities and a rear fire escape.

The property has an extremely prominent location at the intersection of Silver Street and Gold Street, adjacent to Kettering's main retailing area, the pedestrianised Gold Street/High Street and the town's main shopping centre, Newlands. A location plan with the property outlined in red is attached to these particulars.

The property has been completely refurbished, although the previous business occupiers' fixtures and fittings have been removed. The main trading floors at first and second floor level are finished in high quality parquet block flooring, there are male and female toilets on each floor, together with cellars, bar/kitchen facilities and secure roller shutter access and egress points.

#### Accommodation

Ground floor entrance, foyer and stairs leading to

##### First floor

Open plan area	1,742 ft <sup>2</sup>
Two cellars	160 ft <sup>2</sup>
Kitchen area (stripped out)	190 ft <sup>2</sup>
Ladies toilet with 3 No. wash hand basins, 3 No. wc cubicles	
Gents toilet with stainless steel urinal, wc cubicle and wash hand basin	
Rear lobby and door to rear fire escape	
	2,092 ft <sup>2</sup>

##### Second floor

Second floor	1,540 ft <sup>2</sup>
Bar area	200 ft <sup>2</sup>
Kitchen area	90 ft <sup>2</sup>
Sound room	80 ft <sup>2</sup>
Ladies toilets with 3 No. wc cubicles, 3 No. wash hand basins	
Gents toilets with 3 No. urinals, 2 No. wash hand basins and 1 No. wc cubicle	
Lobby area to rear fire escape stair	
	1,910 ft <sup>2</sup>

**Approximate total: 4,000 ft<sup>2</sup> (GIA) 4,002 ft<sup>2</sup>**

#### Services

We understand that the property has all usual main services although none of these service connections have been tested. The property does not have the benefit of any central heating although there are some air handling units on both floors. There are toilet facilities on both first and second floors.

#### Planning/Licence

Consent was granted in 2008 (reference KET/2008/0154) for change of use of first floor accommodation from private function room to public bar with second floor change of use from private snooker club to public bar/nightclub. We understand that the premises are licensed for the sale of alcohol and related leisure uses, with the most recent licensing referenced as follows;

K/12/24544  
 K/12/24595  
 K/12/24604  
 K/12/24180

It would appear that the premises has the benefit of one of the latest licences in Kettering town centre.

Further enquiries relating to planning or licensing issues should be directed to Kettering Borough Council, tel: 01536 410333.

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#### Rating Details

We were unable to obtain rating particulars and would encourage interested applicants to enquire of the local rating authority, Kettering Borough Council, tel: 01536 410333.

#### Lease Terms

The premises are immediately available either by way of assignment of the existing lease or on the basis of a new lease for a term to be agreed with a net commencing rental of £20,000 per annum exclusive. Premium offers may be required for an assignment of the existing lease.

#### A Code of Practice for Commercial Leases

ARPC encourage all Landlords and Lessees to consider the recommendations of this publication – applicants should enquire directly to the Agents to discuss specific terms. For further information visit [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

#### Energy Performance Certificate

A summary of the EPC is attached to these particulars and a full digital or paper copy of the EPC and Recommendation Report are available on request and entirely free of charge.

#### Value Added Tax

VAT may be payable on the purchase price and/or on the rent and/or on other charges. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position and, if necessary, taking professional advice.

#### Viewing and Further Information

Strictly by appointment only with the sole agents:-

AbbeyRoss Property Consultants  
Albion House  
Victoria Promenade  
Northampton NN1 1HH

Tel: 01604 629988  
Fax: 01604 626247  
Email: [brendan.bruder@virgin.net](mailto:brendan.bruder@virgin.net)  
Contact: Brendan Bruder



#### Disclaimer

**AbbeyRoss Property Consultants (ARPC)** for themselves and for the Vendors or Lessors of the property whose agents they are gives notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely upon them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of ARPC has any authority to make or give representations or warranty whatever in relation to the property.

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## Energy Performance Certificate

Non-Domestic Building

64-70 Gold Street  
 KETTERING  
 NN16 8JB

Certificate Reference Number:  
 9446-3049-0143-0900-8925

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

99

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

### Technical Information

Main heating fuel: Natural Gas  
 Building environment: Air Conditioning  
 Total useful floor area (m<sup>2</sup>): 463  
 Building complexity (NOS level): 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 145.86

### Benchmarks

Buildings similar to this one could have ratings as follows:

34 If newly built

91 If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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