

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk
• Website www.abbeyross.co.uk

Prime Kettering Shop / A2 Property

66 Gold Street
Kettering
Northants
NN16 8JB



- Formerly Adecco/Red Rock Employment Agency with A2 (Financial and Professional Services) and A1 (Retail) consent
- Comprising a lock-up shop totalling 615 sq ft (57.1 sq m) with toilet and kitchenette
- Available Spring 2023
- New lease rental offers invited in excess of £12,000 per annum exclusive – term to be agreed

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Location/Description

This prominent shop/employment agency premises fronts the pedestrianized Gold Street close to the intersection with Silver Street adjacent to Pattison Lane Estate Agents and diagonally opposite the main entrance to the Newlands Shopping Centre. Nearby and adjacent occupiers include Boots The Chemist, Vodaphone, Costa Coffee, Waterstones and a host of national and regional occupiers.

Kettering is one of Northamptonshire's largest conurbations with a former borough population of 93,500 people (2011 census) and a town population of approximately 63,000 people. There are good communications with main line rail (London St Pancras) as well as dual carriageway road links, A14 (A1 – M1 link road) and A43.

The subject property is a terraced unit providing lock-up shop premises at ground floor with ancillary accommodation at the rear.

Accommodation

Shop frontage	-	16 ft 5 in
Sales	-	540 sq ft
Ancillary	-	75 sq ft
Total	-	615 sq ft / 57.13 sq m

Including toilet accommodation, kitchenette and storage area at the rear.

Services

We understand that the property has the benefit of all usual mains services with the exception of gas although no services or service apparatus have been tested.

Rating Details

Shop and premises		
Rateable Valuation	-	£9,100

Please note for rating purposes the postcode is recorded as NN16 8JA.

The property may be suitable for Small Business Rate Relief and any queries should be directed to the Rating Authority, North Northamptonshire District Council (telephone 03000 501501)

Town Planning

Planning consent was granted in 1997 (reference KE/97/0520) for change of use from Class A1 (Shops) to Class A2 (Financial and Professional Services). We understand therefore that the property may be suitable for A2, A1 uses with changes of use to Class A3 subject to planning consent. Please telephone North Northants District Council 0300 126 3000 for further information.

RICS 1st Edition of the Code of Practice for Leasing Business Premises / Money Laundering

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.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.htm

Please note that all prospective purchasers or tenants will need to be verified for anti-money laundering purposes prior to a sale or letting contract being agreed.

Energy Performance Certificate

The property has an EPC rating of 87-D. We can provide a copy of the EPC and Recommendation Report electronically upon request.

Lease Terms

The property will be available from Spring 2023 on a new lease for a term to be agreed with rental offers invited in excess of £12,000 per annum exclusive.

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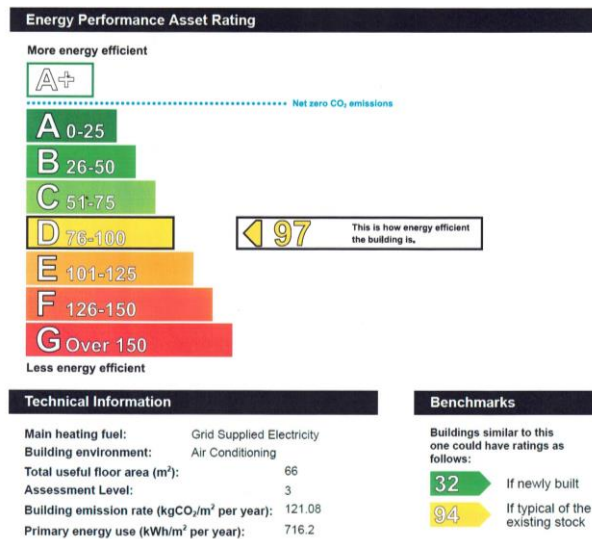
Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants
 Albion House
 Victoria Promenade
 Northampton NN1 1HH
Contact:

Telephone: 01604 629988
 Mobile: 07798 903977
 Email: brendan.bruder@gmail.com

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;
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LOCATION PLAN	Date
	Scale
	Dwg. No.
	Drawn April 2023

PROPERTY CONSULTANTS **abbeyross**

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