

Well Known Market Town Double Shop Premises

To Let

10/11 Market Hill, Rothwell, Kettering, Northants NN14 6EP



- Formerly trading as Alans Greengrocers
- Prominent corner location comprising double shop unit available immediately on a new lease
 - Initial rental only £8,900 per annum exclusive

Location

The property is situated on the corner of Market Hill/High Street and Tresham Street in the centre of the historical market town of Rothwell. The property is situated adjacent to both Tesco and Rothwell Library in the heart of the Market Hill area of town. Other nearby and adjacent occupiers include Co-op, Market Harborough Building Society, Nationwide Building Society together with a range of local specialist retailers, financial services providers, estate agents, etc.

Rothwell is an historic market town situated approximately 3 miles west of Kettering with immediate access to the A14 (A1-M1 link road). The town has an estimated population of approximately 7,500 people and it is the second largest town in the Kettering Borough area.

Description

The subject property comprises the ground floor and basement of a double fronted corner commercial premises at the intersection of Market Hill/High Street and Tresham Street in the heart of Rothwell town centre. The property comprises a traditional brick Victorian frontage with large plate glass double displays to Market Hill and smaller window displays to the return frontage on Tresham Street. The accommodation is arranged at ground floor and basement levels with open plan sales, large additional sales/preparation, a further kitchen/preparation area, toilet accommodation and an open plan basement store with the added advantage of the use and access to the rear yard together with a double compartment cold store.

The sales accommodation incorporates established wall and window display shelving, work benches and assorted storage and preparation items together with a substantial Friga Bohn walk-in chiller room with two compartments. The sales area has the benefit of an integrated but stand-alone air conditioning cassette unit, ample power points and fluorescent strip lighting throughout.

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

Accommodation

Briefly comprises (subject to amendment/measurements approximate):-

Sales - internal width	-	24 ft
Gross sales frontage	-	35 ft 7in
Main sales area	-	392 sq ft
Additional sales/preparation	-	199 sq ft
Kitchen/preparation	-	91 sq ft
Rear store	-	71 sq ft
Basement stores	-	258 sq ft
Cold store	-	245 sq ft

In addition the property has the benefit of a currently disused external toilet block and full goods loading and personnel access to the rear yard/cold store via Tresham Street. The internal accommodation has a large toilet area at the rear comprising WC, large wash hand basin, Santon electric water heater together with a large stainless steel sink unit in the kitchen/preparation area. There is no fixed heating or air handling apparatus although there is a Fujitsu air handling cassette unit mounted in the ceiling of the main sales area.

Please note that neither the owners nor their agents have been able to test or check the fixed or stand-alone apparatus and equipment and no warranties may be given in any respect.

Services

The property appears to have the benefit of all mains services including a gas connection, metered water supply and telephone lines. No warranties are offered in respect of any such service connections or installations including expressly in respect of the air handling cassette unit in the sales area and the double compartment cold store at the rear of the site.

Town Planning

The property we believe is not listed although it is located in a Conservation Area. For any planning enquiries please contact Kettering Borough Council on 01536 410333.

We understand that the property has been used as a greengrocers, florist and ancillary retail for many years. This use included the use of the immediate forecourt area for produce sales displays.

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

Rating Details

The property is described as shop and premises and has a rateable value as follows:-

Shop and Premises	-	£5,600
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The rates payable by small businesses may be lower than the national rate in the pound, and please contact the Rating Authority on 01536 410333 for further details.

Lease Terms

We are instructed to remarket the property based on the established rental of £8,900 per annum exclusive which is payable monthly or quarterly in advance on a new lease term to be agreed. No premium or other payments are required in respect of this new lease, nor for the retained former tenant's inventory.

Viewing and Further Information

Strictly by appointment only with the sole agents:-

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
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