

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk
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Prominent Kettering Investment For Sale

**64-70 Gold Street & 27 Silver Street
Kettering
Northants
NN16 8JB**



- Fully let with a current rent roll of £59,000 per annum exclusive on four commercial leases
- Comprising 5,969 sq ft (555 sq m) with three ground floor commercial units and a two floor nightclub above
- Located in a prominent corner site within Kettering's pedestrianised town centre
- Available for sale freehold subject to the occupational leases with offers invited in excess of £495,000 (no VAT)

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Location/Description

This prominent commercial investment property fronts both the pedestrianised Gold Street and also Silver Street, comprising Pattison Lane Estate Agents, Red Rock Employment Agency, Mortgage Store and Rockafellas/Aqua Nightclub (currently not trading). Nearby and adjacent occupiers include a range of national and regional multiple retailers and the town's principal shopping centre (Newlands Centre).

Kettering is one of Northamptonshire's largest conurbations with a resident population of 33,400 people with excellent road and rail communications (main line rail to London St Pancras) as well as the A14 (A1 – M1 link road) and A43.

The subject property is a terraced building comprising ground floor commercial units and a separate independent access to the first and second floors nightclub/bar/restaurant premises.

Accommodation

Please see the summary schedule.

Each commercial unit has independent amenity provision including toilets, staff areas and kitchens. There is a rear emergency fire escape staircase accessing the shared laneway through to Silver Street and the basement area which comprises primarily servicing connections which is not incorporated in any of the occupational leases.

Services

We understand the property has the benefit of all usual mains services although service connections and service contracts are a matter for the occupational tenants.

Rating Details

Please see the attached summary schedule.

For further information relating to business rates please contact the local rating authority North Northants Council (tel: 0300 126 3000).

Town Planning

Please contact the local planning authority North Northants Council (tel: 0300 126 3000). The ground floor commercial units are currently occupied by an estate agency business, employment agents and a mortgage broker whilst the first and second floors are leased to a bar and nightclub operator. All such uses would appear to comply with relevant planning consents although no reliance should be placed on our understanding and enquiries should be made directly of the relevant authority.

It is considered likely that the upper floors of the property may have change of use or development potential, but all such enquiries should be directed to the relevant authority.

RICS 1st Edition of the Code 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 lessees will need to be verified for anti-money laundering purposes prior to a sale or letting contract being agreed.

Energy Performance Certificate

Please see summary schedule.

Lease Terms

Please see summary schedule.

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Viewing and Further Information

Strictly by appointment only with the sole agents:-

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
Northampton NN1 1HH

Telephone: 01604 629988
E-mail: brendan.bruder@gmail.com
Contact: Brendan Bruder
Mobile: 07798 903977



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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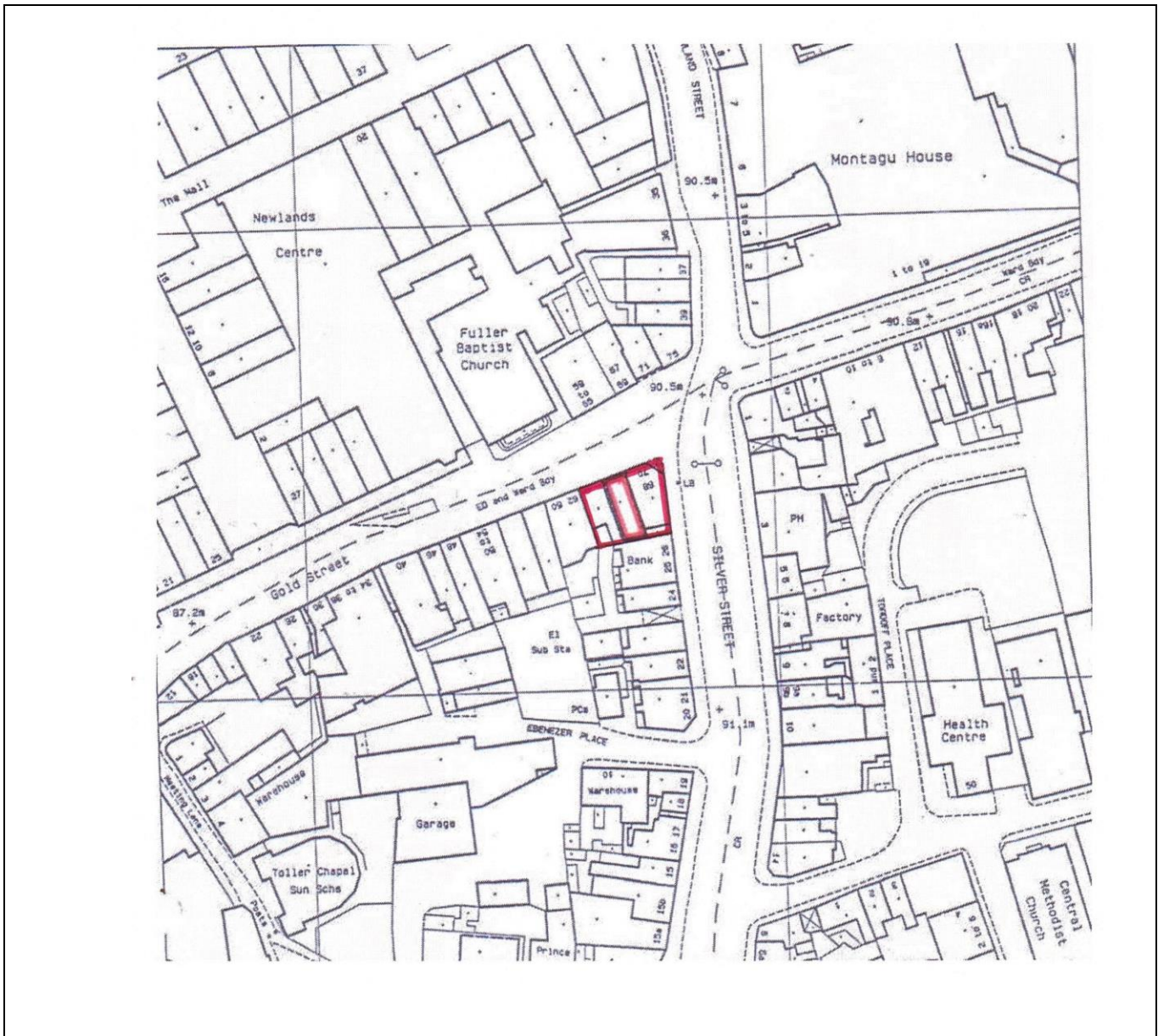
Tenancy Schedule

64/70 Gold Street & 27 Silver Street, Kettering, Northamptonshire NN16 8JB


ADDRESS	TENANT	RENTAL	LEASE TERMS/AREAS	NOTES/RV/EPC
64 Gold Street	Ian Richard Wilson t/as Mortgage Store	£11,500 pax	10 years from 14/01/2017 Sales/Office 390 sq.ft.	Rent review 14/01/22 RV - £6,900 EPC - C73
66 Gold Street	Red Rock Partnership Limited Guarantor - C Buckingham Esq. t/as Red Rock [employment agent]	£12,000 pax	3 years from 01/04/20 Sales/Office 615 sq.ft.	No rent reviews. RV - £9,100 [NN16 8JA] EPC - D94
68/70 Gold Street	Sharman Quinney Holdings Limited [part Connells Group] t/as Pattison Lane [estate agent]	£15,500 pax	20 years from 08/01/99. Sales/Office 962 sq.ft.	Holding over. Reversionary. RV - £13,500 EPC - B68
1 st &2 nd Floors 64/70 Gold Street 27 Silver Street	Rockafellas Limited t/as Aqua [nightclub]	£20,000 pax	10 years from 27/06/14. FF - 2,092 sq.ft. GIA SF - 1,910 sq.ft. GIA	Tenant not in occupation. Arrears. Deposit held. RV - no records EPC - D91
TOTALS		£59,000 pax	5,969 sq.ft.	

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LOCATION PLAN 64-70 Gold Street & 27 Silver Street Kettering Northants NN16 8JB	Date	
	Scale	
	Dwg. No.	
	Drawn	
	May 2022	

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