

RETAIL UNIT - TO LET

KETTERING - UNIT 18, NEWLANDS SHOPPING CENTRE,
NN16 8JL

**Mason
Partners**



Location

Prime retail destination with a mix of national and independent retailers including H&M, TK Maxx, Holland and Barrett, Pandora, JD, Greggs, Costa Coffee, and Specsavers.

Accommodation

The property has the following approximate dimensions and floor areas:-

- Internal width 5.96 m 19 ft 7 ins
- Internal depth 20.77 m 68 ft 1 ins
- Ground floor sales 173.26 Sq. m 1,865 Sq. ft
- First floor ancillary 153.46 Sq. m 1,652 Sq. ft
- Total 326.72 Sq. m 3,517 Sq. ft

Tenure

The property is available by way of a sublease outside the act for a term of years to be agreed up to 31 March 2033.

Rent

On application.

Rating Assessment

Rateable Value - £25,000

Interested parties must verify these figures with the Local Rating Authority.

Service Charge

£15,000 pa

Planning

It is understood that the premises has a Class E planning consent.

EPC

C

VAT

The property is registered for VAT.

Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in this transaction.

Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

Financial Sanctions Regulations

Letting agents are now legally required to check the OFSI list of sanctioned individuals and organisations throughout their work, from being instructed by prospective landlords or tenants to concluding letting agreements.

Viewing

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