

**The Naseby Hotel  
George Street  
Kettering,  
NN16 0AN**

# **TO LET**

**BY WAY OF NEW  
LEASE**

## **Price on Application**

The Naseby Hotel is located just south of the town centre and fronts a wide pavement adjoining the west side of Sheep Street. Kettering is located within the East Midlands, being approximately half way between the A1 and M1 motorway networks, adjacent to the A14 link dual carriageway.



**Paul Simon Seaton**  
Commercial & Investment

**[www.psscommercial.com](http://www.psscommercial.com)**

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## Description

Ground floor and basement recently granted A3 restaurant use providing the following areas:

Ground floor: 5,038 sq. ft. (68 sq. m.)

Basement: 1,432 sq. ft. (133 sq. m.)

## Rent

Price on Application

## Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

## Costs

Ingoing tenant to bear both sides reasonable related legal costs.

## Rates

Please refer to the Local Authority for more information on rates

## EPC

Rating - B - 50

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## Viewing

Via owners sole agents Paul Simon Seaton Commercial 020 8800 4321

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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