




## To Let

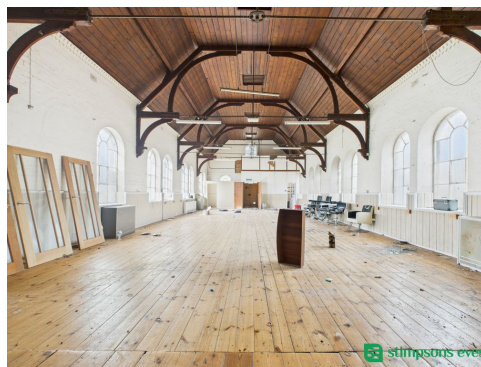
### The School Hall, Meeting Lane, Rothwell, Northants, NN14 6AN

 £45,000 per annum

 3,600 Sq Ft | 334 Sq M

 Class E space within a Grade II\* former 19th-century church school hall arranged over two floors. The first floor provides a vaulted main hall with arched windows, timber floors and an adjoining kitchen, while the ground floor offers multiple rooms suitable for storage, offices, treatment rooms or similar, with WC/shower facilities.

 Externally, there is an enclosed garden with pedestrian access from Meeting Lane, with on-street parking nearby. Suitable for wellbeing/fitness, medical/clinic, education/training, office and community-based operators, subject to the necessary planning permissions.



## The School Hall, Meeting Lane, Rothwell, NN14 6AN

### Location

Situated in the heart of Rothwell, north of Kettering and moments from the A14, the property enjoys excellent regional connectivity within a characterful market town setting.

### Terms & Tenure

The premises are available to let on new terms to be agreed at a rent of £45,000 per annum exclusive.

### Accommodation

Ground Floor	Ancillary Rooms, Store & Shower Room
First Floor	Foyer, Main Hall & Kitchen

**Total Gross Area**                      **Approx. 3,600 Sq Ft / 334.4 Sq M**

### EPC

The EPC rating for the property is D

### Rates

Rateable Value is TBC. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### Costs

Each party is to be responsible for their own legal costs.

### Viewing

Strictly by appointment only please contact:

Sean Sumbillo [sean.sumbillo@stimpsonseves.co.uk](mailto:sean.sumbillo@stimpsonseves.co.uk)

Joanne McGirl [joanne.mcgirl@stimpsonseves.co.uk](mailto:joanne.mcgirl@stimpsonseves.co.uk)