

TO LET:

First Floor Town Centre Offices

14 High Street, Kettering, Northamptonshire NN16 8ST



- First floor office accommodation of 561 sq ft (52.12 sq m)
- Available to let on a new lease
- Good internal condition - air-conditioning
- Quoting rent: £9,000 per annum exclusive

LOCATION

Kettering is a commercial town with a borough population of approximately 80,000 people. The town is located at the junction of the A6 and A43, and is approximately 15 miles north of Northampton.

The building is a terraced property comprising of a self-contained retail, office and residential flat, situated on a heart of Kettering's pedestrianised area of the town centre, close to its junction with Market Street.

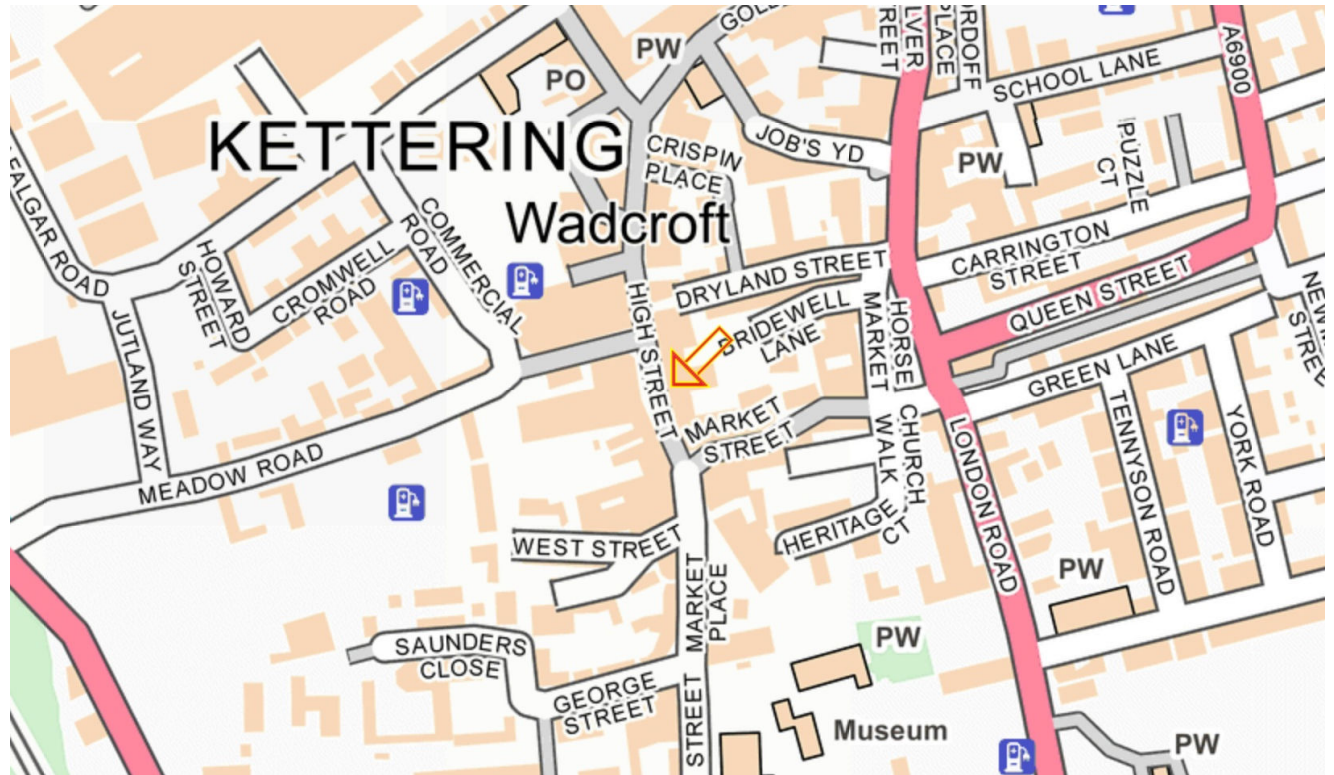
Nearby occupiers include Geek Retreat (ground floor tenant), Market Harbour Building Society, Nat West, Subway and McDonalds.

THE PROPERTY

The property is of brick construction under a pitched tiled roof.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: C (75).



ACCOMMODATION

The accommodation comprises a self-contained first floor office suite which is assessed directly from the High Street from a secure stairwell – only shared with the second floor flat.

Internally the refurbished accommodation benefits from a generous kitchen area as well as separate male and female wc's. The offices are currently divided into two main areas and benefits from carpeting, gas radiator central heating, air-conditioning and a suspended ceiling with inset lighting.

14 High Street Description	Sq M	Sq Ft
First Floor		
Offices	45.52 sq m	490 sq ft
Kitchen	6.58 sq m	71 sq ft
wc's		
TOTAL	52.10 sq m	561 sq ft

BUSINESS RATES (NN16 8SY)

Rateable value (2026) £6,100 *

* businesses occupying premises (as their sole commercial property) with Rateable Values below £12,000 will pay no rates.

Applicants are advised to verify the rating assessment with the Local Authority.

TENURE

The property is being offered to let on a new internal repairing and insuring lease to be agreed. Any lease will be outside of the Landlord & Tenant Act 1954.

The quoting rent is £9,000 per annum exclusive.

DEPOSIT

The landlord will be seeking a security deposit equivalent to three months rent, to be held for the duration of the lease.

SERVICES

We are advised that all mains services are connected to the premises (gas, electricity, water & drainage).



BUILDINGS INSURANCE

The insurance is to be reviewed annually on the renewal date and proportioned at cost to the tenant.

LEGAL COSTS

Each party is to bear their own legal costs, subject to an undertaking to cover landlord's abortive costs once contracts are raised.

ANTI-MONEY LAUNDERING & TERRORISM FINANCING REGULATIONS

In accordance with anti-money laundering and terrorism financing regulations, two/three forms of identification and confirmation of funding will be required from all applicants proceeding in a lease.

VIEWING

To view and for further details please contact:

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ALL ENQUIRIES

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