



13 Montagu Street, Kettering, Northants, NN16 8XG

FileNo/2026/AL

# 13 Montagu Street

Kettering, Northants, NN16 8XG



## Agreement

To Let



## Detail

Retail Unit



## Rent/Price

£12,500 pax



## Size

161.90 sq m  
(1,742 sq ft)



## Location

Kettering, NN16 8XG



## Property ID

FILENO/2026/AL

**For Viewing & All Other Enquiries Please Contact:**



## Amanda Lawrence

AssocRICS

Agency Surveyor

T: 01536 483400

M: 07814 739051

E: [amanda.lawrence@eddisons.com](mailto:amanda.lawrence@eddisons.com)

## Property

The property comprises a ground floor lock up retail premises with a large flat fronted display window to the front.

Internally the property is largely open plan with three partitioned rooms to one side which could easily be removed if not required. Male and female WC's are located to the rear of the premises.

The property is fitted with part suspended ceilings, LED lighting and a tiled floor.

## Accommodation

The property has been measured on a net internal area basis (NIA) in accordance with the RICS Code of Measuring Practice and we calculate this it provides the following floor area:-

Area	m <sup>2</sup>	ft <sup>2</sup>
Total NIA	161.90	1,742

## Energy Performance Certificate

An EPC will be provided when available.

## Services

We understand that mains water, electric and drainage are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant service providers.

## Town & Country Planning

The property has most recently been used as a tattoo studio.

Interested parties are advised to make their own enquiries as to their intended use to the Local Planning Authority.

## Rates

**Charging Authority:** North Northants Council  
**Description:** Shop and Premises  
**Rateable Value:** £18,250  
**Period:** 2025-2026

Estimate your business rates at – GOV.UK

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available to let on a new full repairing and insuring lease for a term of years to be agreed.

## Rent/Price

**£12,500 per annum plus VAT**

## Service Charge

A service charge will be payable.

Further details from the agents.

## VAT

VAT may be charged in addition to the rent at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective parties prior to instruction of solicitors.

## Location

Kettering is situated in North Northamptonshire and has a population of approximately 65,000

The subject property is located on Montagu Street which is situated at the junction of Silver Street and Newland Street being close to the Newlands Shopping Centre.

Montagu Street comprises a mix of independent retailers including C&D Cycles together with Northfield Dental Practice and a number of Estate Agents

On street car parking is immediately available outside the premises with further public car parking close by on School Lane.



