

TO LET

(Due to relocation)

**budworth
hardcastle**

01536 483400

www.budworthhardcastle.com

**57-59 Montagu Street, Kettering,
Northamptonshire NN16 8XQ**



Retail

3804SqFt (354 SqM)

- ▼ Highly visible
- ▼ Capable of being used for a variety of uses including A3 restaurant (subject to planning permission)
- ▼ Possibility of the accommodation being split
- ▼ On-street car parking in front of the unit
- ▼ New lease offered

TO LET

£35,000 per annum exclusive

Offices also at: ▼ Northampton ▼ Peterborough



6 Riley Road
Kettering
Northamptonshire NN16 8NN

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LOCATION PLAN



LOCATION

Kettering is one of the major towns in North Northamptonshire accessed primarily by the A14, A6, A509, and A43.

It has a mainline train to London St Pancras International with the journey taking just under one hour.

The subject premises are located just to the east of the town central area occupying a prominent location on Montagu Street (A43).

The property is adjacent to other retail and restaurant operators.

DESCRIPTION

The property comprises of a double fronted two storey property with two deep glazed bay windows at ground floor level fronting Montagu Street.

Internally the ground floor accommodation has been extended to the rear to provide good open display / retailing accommodation.

The front of the premises has been part opened up. The first floor accommodation comprises a number of rooms again opened up and currently utilised as furniture display space.

The property offers an excellent opportunity to lease large accommodation close to the town central area with a good frontage onto Montagu Street.

ACCOMMODATION

The approximate net internal areas are as follows:

Ground floor front:	1142sq.ft (106sq.m.)
Ground floor display area to rear:	1570sq.ft. (146sq.m)
First floor:	1092sq.ft (102sq.m.)

Total: 3804sq.ft (354sq.m.)

TERMS

The property is available on a new full repairing and insuring lease with a rent review pattern and length of term open to negotiation at a rent of £35,000 per annum exclusive.

TOWN AND COUNTRY PLANNING

The property has been used for A1 retail purposes but the layout provides an excellent opportunity for other uses including restaurant, office, consulting rooms etc. (subject to formal planning permission).

RATES

The ratable value identified by the Valuation Office website is £18,000 although this may be altered in line with the spitting works planned for the premises.

The small business rate multiplier for the financial year April 2018 - March 2019 for properties with a rate below £51,000 is 48p in the £. This gives a notional rate payable assuming no relief or premium of £8,640.

Any prospective occupier should contact Kettering Borough Council on 01536 410333 to check the rates payable subject their own particular circumstances.

LEGAL COSTS

The proper and reasonable legal costs incurred in the preparation of the lease and counter part is expected to be born with the in-going tenant.

VAT

All figures stated are exclusive of VAT which the landlord may have a duty to charge.

EPC

The property is undergoing reconfiguration and the EPC will be available upon completion of the works.

VIEWING

Via the sole agents of Budworth Hardcastle:

Mark Budworth - mbudworth@budworthhardcastle.com

Amanda Lawrence - alawrence@budworthhardcastle.com

