



Unit 5, St Andrews Retail Park, Eskdail Street, Kettering, Northants,  
NN16 8RA

FileNo/2026/AL

# Unit 5, St Andrews Retail Park

Eskdall Street, Kettering, Northants, NN16 8RA



## Agreement

To Let



## Detail

Retail



## Rent/Price

£20,500 pax



## Size

83.98 sq m  
(904 sq ft)



## Location

Kettering,  
NN16 8RA



## Property ID

FILENO/2026/AL

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



## Amanda Lawrence

AssocRICS

Agency Surveyor

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## Property

The property comprises a ground floor lock up retail unit within a 5 unit parade.

The property is fitted with painted plasterboard walls and ceiling, spot lighting, two WC's and a large fully glazed frontage. There is also a large catering fridge fitted to the rear of the unit however this was fitted by a previous tenant and the landlord can give no guarantees as to its working order.

Externally there is a pay and display car park to the front of the building which is free for 30 minutes for customers of the retail parade. Loading is provided for from the rear of the unit.

Neighbouring occupiers include Ecospin Dry Cleaners and Amore Tanning and Beauty.

## 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	83.99	904

## Energy Performance Certificate

The property has an EPC rating of D90

## Services

We understand that mains drainage, gas and electric are all connected to the property although these have not been tested by the agent. Interested parties are advised to make their own enquiries in this regard.

## Town & Country Planning

We understand that the property has consent for Class E of the Town and Country Planning (Use Classes).

The Landlord has submitted a change of use application to change the use from Class E to Sui Generis Hot Food Takeaway under North Northants Council reference number 25/O2184/SUL

## Rates

**Charging Authority:** North Northants Council  
**Description:** Retail Unit  
**Rateable Value:** £15,250  
**Period:** 2026-2027

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** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent/Price

**£20,500 per annum exclusive**

## Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

All figures quoted are exclusive of VAT which the landlord may have a duty or a wish to impose.

## Legal Costs

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

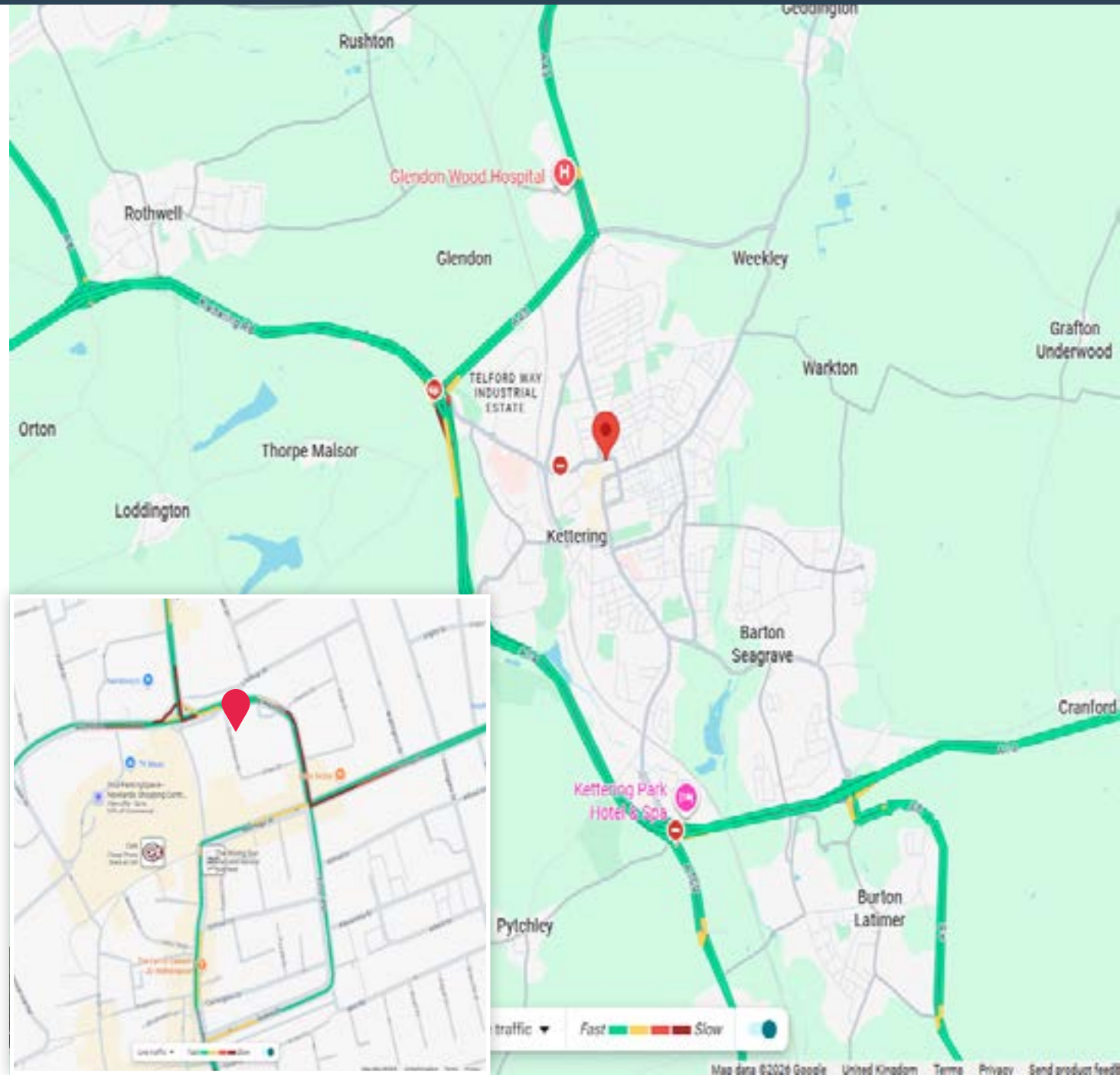
## Anti-Money Laundering

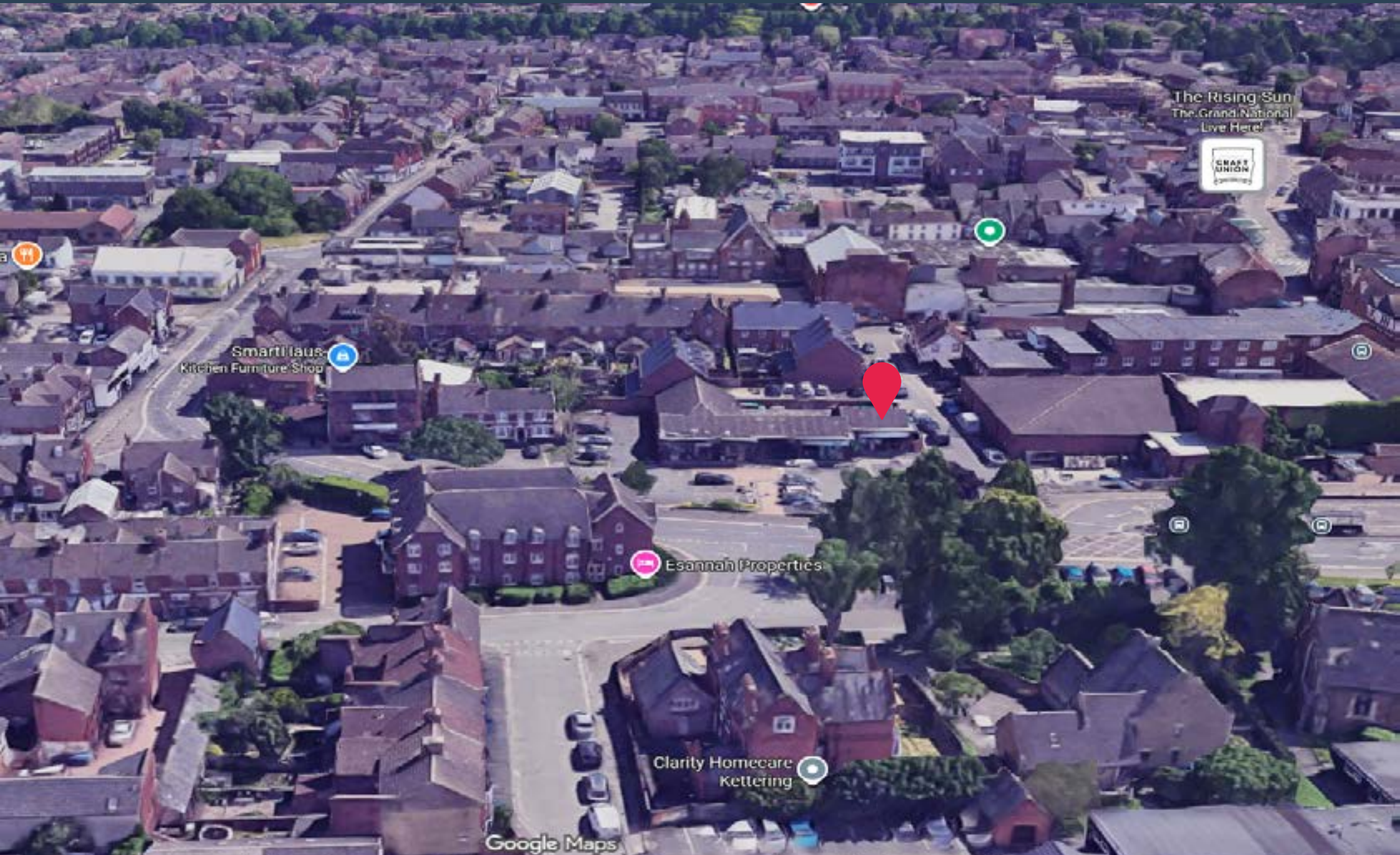
In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective parties prior to instruction of solicitors.

## Location

St Andrews Retail Park is located on Eskdall Street which is a town centre ring road situated to the Northern part of the Town Centre.

The units are within walking distance to the local bus station, and town centre.





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