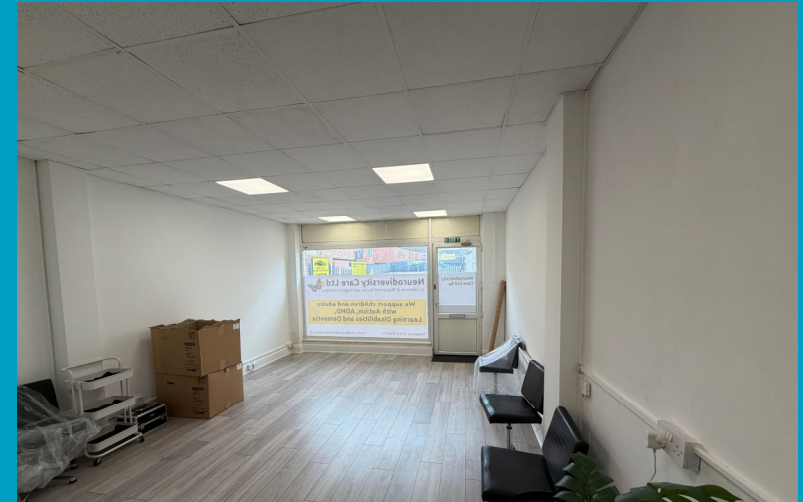


TO LET:

Edge of Town Centre Retail Premises

31 Montagu Street, Kettering, Northamptonshire NN16 8XG



- Ground floor retail unit of 346 sq ft (32.20 sq m)
- High traffic flow on main town centre one-way system
- Available to let on a new lease
- Quoting rent: £11,500 per annum exclusive

LOCATION

Kettering sits within the county of Northamptonshire which has experienced some of the biggest population growth in the UK over the last 20 years with an estimated 30% increase across the county. Kettering currently has a population of approximately 61,000.

The property is located in the popular secondary location of Montagu Street which has a good footfall and surrounded by various retailers such as Gilders, Crystal Nails, Vape Dreams and other local occupiers. There is a pay & display car park opposite as well as time restricted on-street parking.

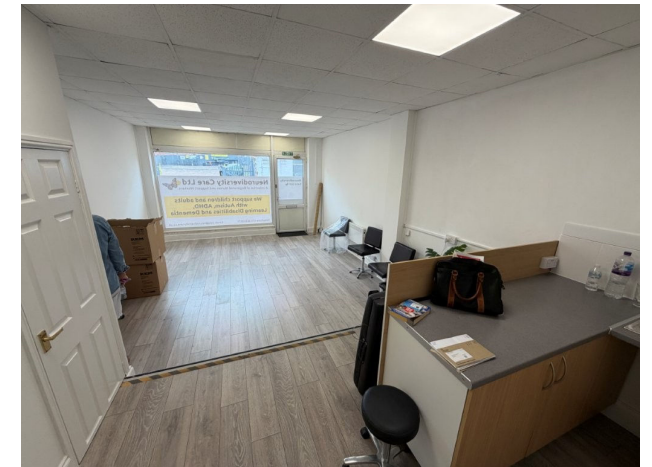
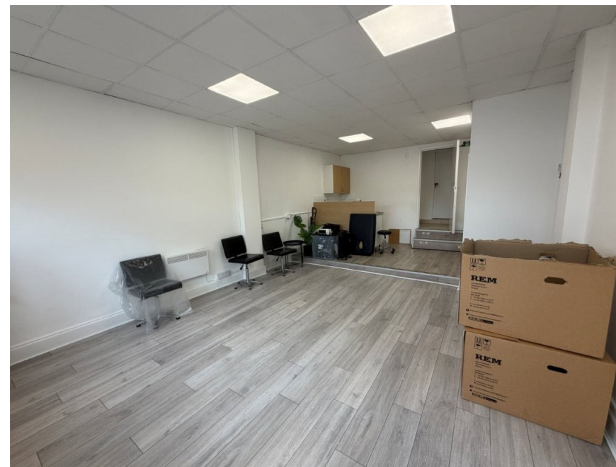
Montagu Street is also within walking distance to both the Newlands Shopping Centre and the pedestrianised area of the town centre.

THE PROPERTY

The property comprises of a ground floor retail unit with direct access from Montagu Street via modern UPVC shop front.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C (60)



ACCOMMODATION

31 MONTAGU STREET		
Description	Sq M	Sq Ft
<u>Ground Floor</u>		
Front Sales	21.66 sq m	233 sq ft
Rear Sales / Kitchen	9.23 sq m	99 sq ft
Storage wc	1.31 sq m	14 sq ft
TOTAL	32.20 sq m	346 sq ft

Internally, the property benefits from wall mounted electric panel heating, suspended ceiling with inset LED lighting and wood laminate flooring.

BUSINESS RATES

Rateable value (2026) £7,500 *

* 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 + shop front for a term to be agreed. Any lease will be outside of the security and compensation provisions of the Landlord & Tenant Act 1954.

The quoting rent is £11,500 per annum exclusive.

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

BUILDINGS INSURANCE

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

SERVICES

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



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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Mobile: 07990 547366



