

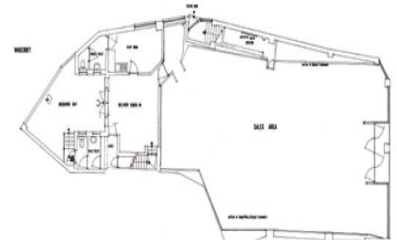
To let
73-75 High Street,
Kettering, NN16 8SY

In the region of

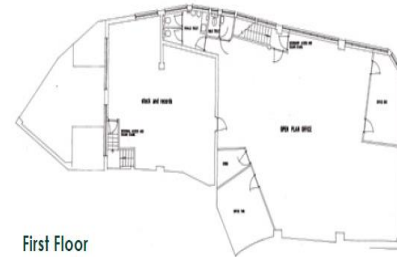
£ 35,000.00 per year



Approx Internal Area: 531m² (5722 sq ft)
Space over two Floors



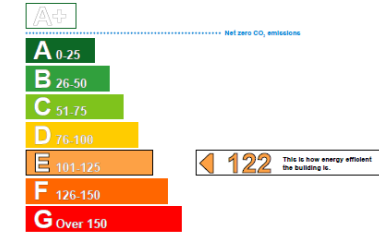
Ground Floor



First Floor

Energy Performance Asset Rating

More energy efficient



Less energy efficient



Strictly by appointment only 01536 464651/464117 - property.services@corby.gov.uk



Location

This retail unit is located at the junction of Lower Street and High Street, which is in the heart of the popular Kettering town centre. The town centre is served well by local transport and has ample car parking in Wadcroft Car Park to the rear of the shops.

The town centre has proven to be very popular with a number of established businesses. Superdrug, Waterstones and Costa Coffee amongst others.

Description

Ground and First floor retail unit in busy Town Centre. Fully glazed ground floor window display with double entrance doors. Ground floor is mostly open planned with a loading bay to rear along with staff facilities. The first floor is also open planned with some partitioned areas that can be used for stock or staff facilities.

Currently with A1 of the Town and Country Planning (Use Class) Order 1987, as amended.

Tenure

Leasehold. The property is available on a new full repairing and insuring lease for a fixed term at an initial rent in the region of £40,0000 per annum exclusive.

Business Rate

The Rateable Value for 2019/20 is **£20,693.00**. For further details as to the Rates Payable on the unit, and possible Rates Relief available, please contact colleagues in the Billing Team on 01536 410333.

Services

There are electricity and water services connected within the Property. Applicants are, however, expected to satisfy themselves as to the availability and condition of the services.

Legal Fees

A contribution of £930 towards the Legal and Surveyor fees incurred will be required prior to entering into a formal lease. There will also be a Rent Deposit amount dependent upon the Credit Check.

Property Services | Corby Borough Council & Kettering Borough Council
Corby Innovation Hub | Bangrave Road | Northamptonshire | NN17 1NN
Tel: 01536 464651/464117

www.corby.gov.uk | www.kettering.gov.uk

Follow us on Twitter @ CorbyBC @ Kettering BC



CONSUMER RIGHTS ACT 2015

These particulars are given solely as a general guide and do not constitute any offer or contract. In accordance with the provisions of the Consumer Rights Act 2015 ("the Act"), these particulars have been prepared having taken all reasonable steps, with all due diligence, to ensure that all material information is provided and is factual as well as accurate. Despite this, applicants must satisfy themselves by inspection or otherwise (including legal advice) as to the correctness of each of the statements contained herein. Subject to the provisions of the Act, the Council make or give no representation or warranty whatsoever in relation to this property and no legal responsibility can be taken for the statements contained in these particulars which are not to be relied upon as a statement or representation of any fact and no person in the employment of the Borough Council has any power or authority to make any representation or warranty whatsoever in relation to this property.