

Prime Retail Unit To Let

Mawsley | Kettering | NN14 1FG



- Providing a total of approx. 720 ft² (67m²)
- Excellent internal condition
- Courtyard scheme anchored by One Stop and other local occupiers
- Free Customer Parking
- Only £1,000 per month rent and potential for zero business rates!

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Location

Barnwell Court is located within the new village of Mawsley—with some 950 homes – near Kettering in Northamptonshire, just off the A43 (the main Kettering to Northampton road), and a few miles south of the A14 (J8).

Description

The ground floor unit forms part of a three storey detached building within a neighbourhood courtyard comprising a variety of commercial ground floor units and residential flats.

The commercial offering totals 15,000 sq.ft and occupiers include One Stop, a barbers, hairdressers, beauty salon, cafe, Indian take-away, offices and children's day nursery.

This ground floor unit has a glazed display frontage and entrance door into an open planned area currently fitted out with changing rooms and stud partitioning separating the kitchen and WC facilities from the shop. The unit has a suspended ceiling with LED lighting, grey wood effect flooring and white painted walls with some feature wall-paper decor.

The shop depth is 11mtrs and width at the front is 7.3mtrs.

Accommodation

The property has been measured on a net internal basis and is approximately 720 ft² (67m²)

Terms

The unit is being offered to let on a new full repairing and insuring lease at an asking rent of £12,000 per annum. Subject to covenant, the landlord will require a minimum three month rent deposit as security for the period of the lease.

Business Rates

The Unit has a Rateable Value of £7,100

Applicants are advised to verify the rating assessment with the Local Authority.

Planning

The property benefits from the latest E Class under The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 and is ideally suited to an A1 operator.



Services

We understand that all main services are connected to the property but have not been tested by the Agent.

Service Charge

There is an estate service charge to cover the maintenance and insurance of the common areas of Barnwell Court and the external maintenance of the building – this is currently £1,299 per annum.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction. However, the incoming tenant is to provide a landlords undertaking to cover abortive fees.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC

The EPC rating for this property is available on request.

Local Authority

Kettering Borough Council, Municipal Offices, Bowling Green Road, Kettering, Northants, NN15 7QX – 01536 410333.

To book a viewing, please contact:

Kevin O'Dell

T: 01536 517777 | E: kevin.odell@berrys.uk.com
42 Headlands, Kettering, NN15 7HR

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