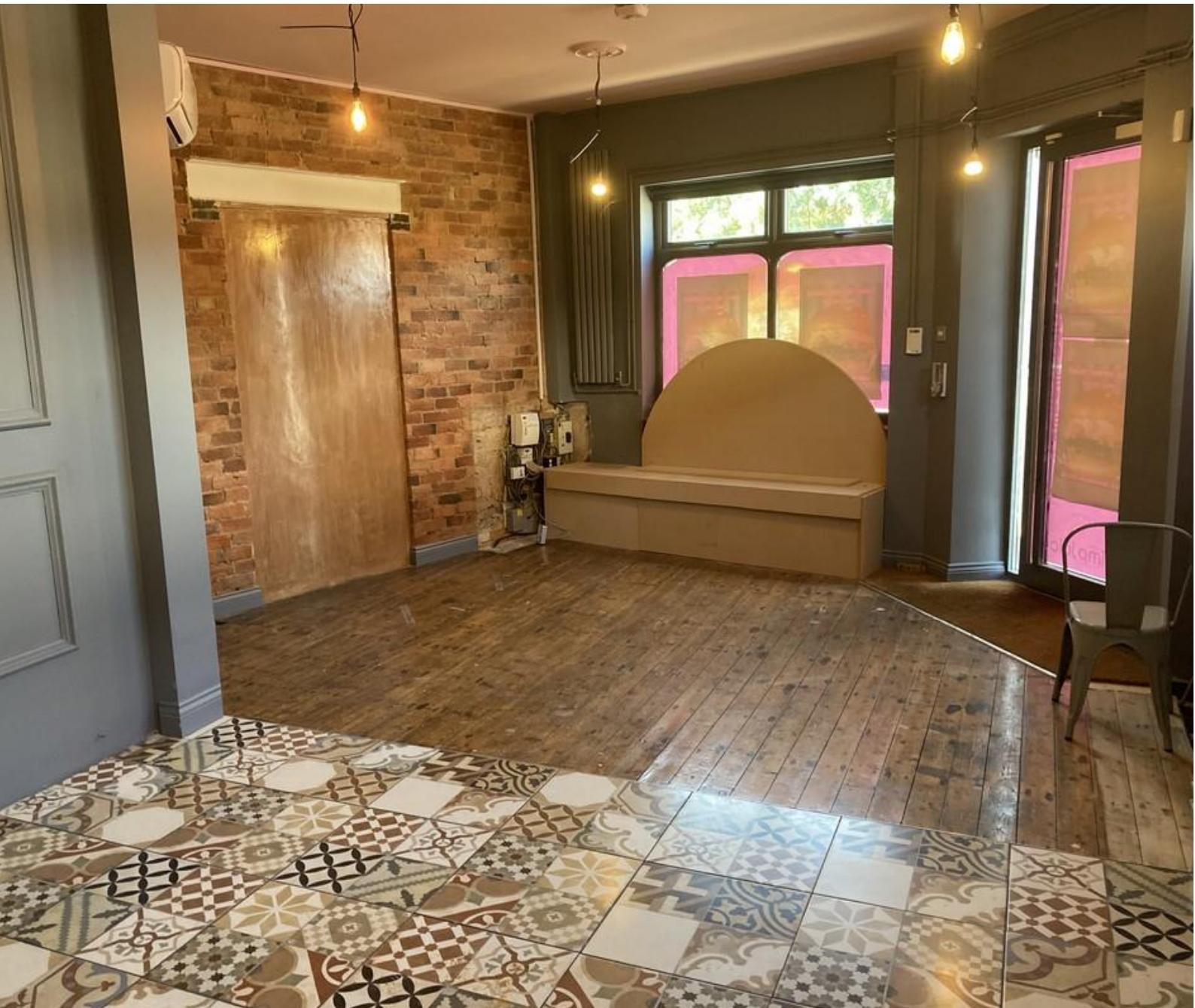


Retail Unit with A4 consent To Let

44 Rockingham Rd | Kettering | NN16 8JS

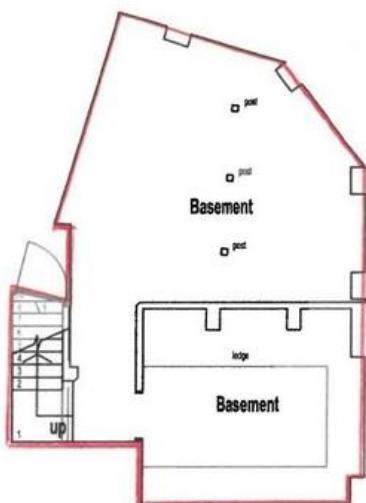


- Located on busy parade of shops
- Good network links to A14 and A45
- Permitted use restaurant/takeaway
- Asking rent of £9,500

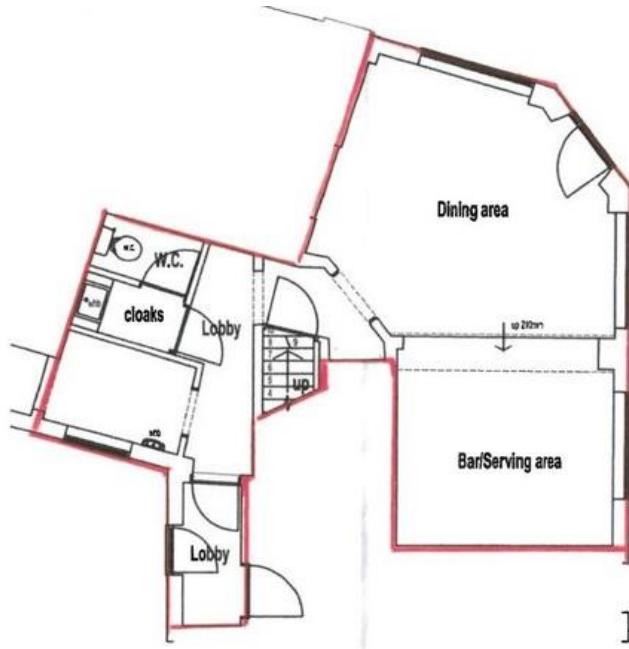
BERRYS

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Basement Layout Plan Existing



Ground Floor Layout Plan Existing



Location

Location The property is located along the busy Rockingham Road which is nearby Sainsburys and has neighbours to include Dominoes, Pizza Hut, RSPCA charity shop and numerous local restaurants and retailers.

Rockingham Road is a busy main road heading North out of Kettering Town Centre.

Description

The property forms part of a two storey end of terrace unit with a first floor office above not included. The unit comprises an open planned area, WCs, Storage and Kitchen facility with additional basement space.

Accommodation

The property has been measured on a net internal basis and is to be measured.

Terms

The existing lease is available at a passing rent of £9,500 per annum exclusive until 31st September 2024 and then rises to £10,000 per annum until the end of the term which expires 31st October 2028.

The permitted use for this lease is as a restaurant / take-away or any other use in the old A1/A2 use classes. This cannot be changed.

Business Rates

The premises has a rateable value of £5,200.

Important Notice

Berrys, its clients and any joint agents give notice that:

1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, that any service or facilities are in good working order, or that the necessary statutory requirements have been met.

Planning

The property has been approved under planning application KET/2011/0443 as a bar / restaurant.

Services

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

Legal Costs

Each party to bear their own costs.

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

North Northamptonshire Council, Municipal Offices, Bowling Green Rd, Kettering, NN15 7QX

Tel: 0300 126 3000

To book a viewing, please contact:

Kevin O'Dell

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

Ref: KQ22864

4. The photographs appearing in these particulars show only a certain part and aspect of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas measurements or distances are approximate.
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7. Purchasers must satisfy themselves by inspection or otherwise.