

Former Pet Store For Sale/To Let

123a Windmill Ave | Kettering | NN15 7DZ



- Approx. 1,367 sq. Ft of retail / storage space
- Former Pet Store since 1982
- Parking to front and outside yard area
- Freehold offers in excess of £177,500 or Leasehold £12,000 per annum exclusive

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Location

Kettering is a large town with a population of approximately 80,000 people. The town is located at the junction of the A6 and A43 and is approximately 15 miles north of Northampton, 50 miles east of Birmingham and 80 miles north of central London. The A14 immediately to the south of the town links to the A1 and M1 and there is a high speed rail service from Kettering train station to London St. Pancras taking approximately one hour.

Accommodation

The main warehouse comprises the main retail area, counter space, office and WC which is approx. 1,367 sq.ft. and in addition has an outbuilding used for storage of approx. 236sq.ft plus outside space used for displaying outdoor goods and outdoor storage.

Terms

The property is available Freehold asking for offers in excess of £177,500. Alternatively, The property is available on a new lease with an asking rent of £12,000 per annum exclusive of all other outgoings.

Business Rates

The property has a rateable value of £5,700

The Government has announced that businesses occupying premises (as their sole commercial property) with Rateable Values below £12,000 will pay no rates provided they are eligible.

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

Planning

The property currently falls under A1 retail of the Town & Country Planning (Use Classes) Order 1987 (as amended). Interested parties should check the suitability of their own use via the Local Authority. This has been used as a Pet Store since 1982, prior to this it has been a motorcycle garage.

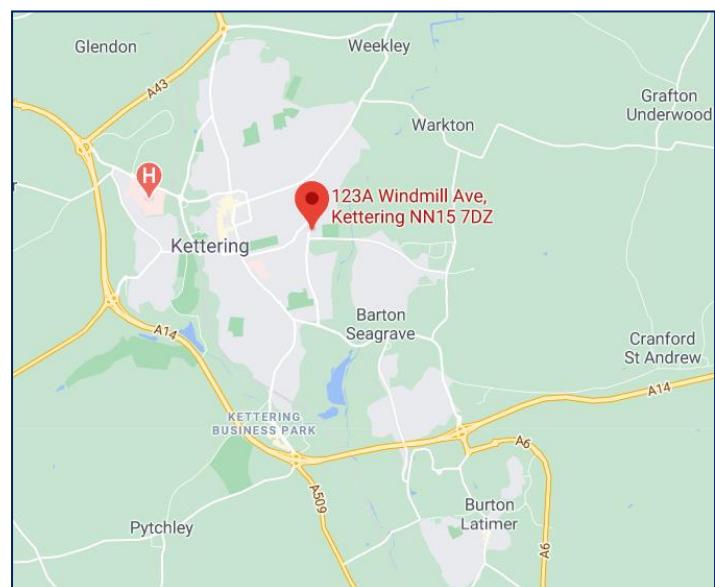
Services

We understand that the property is connected to mains electricity, water and drainage. Gas is not connected to the property. Please note, these services have not been tested by the agent.

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.



Legal Costs

Each party is to bear their own legal costs incurred in the transaction. However, the ingoing 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 Rd, Kettering NN15 7QX

Tel: 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

Ref: KA39571

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.