

Phone 01604 629988 • Fax 01604 626247 • Email [enquiries@abbeyross.co.uk](mailto:enquiries@abbeyross.co.uk)  
• Website [www.abbeyross.co.uk](http://www.abbeyross.co.uk)

## Prime Kettering Shop / A2 Property

66 Gold Street  
Kettering  
Northants  
NN16 8JB



- Formerly Adecco Employment Agency with A2 (Financial and Professional Services) and A1 (Retail) consent
- Comprising a lock-up shop totalling 615 sq ft (57.1 sq m) with toilet and kitchenette
- Available fully refurbished September 2017
- New lease rental offers invited in excess of £15,500 per annum exclusive – term to be agreed

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#### Location/Description

This prominent shop/employment agency premises fronts the pedestrianized Gold Street close to the intersection with Silver Street adjacent to Pattison Lane Estate Agents and diagonally opposite the main entrance to the Newlands Shopping Centre. Nearby and adjacent occupiers include Boots The Chemist, New Look, Coral Bookmakers and a host of national and regional occupiers.

Kettering is one of Northamptonshire's largest conurbations with a population of 93,500 (2011 census) with good communications links via main line rail (London St Pancras) as well as the A14 (A1 – M1 link road) and A43.

The subject property is a terraced unit providing lock-up shop premises at ground floor with ancillary accommodation at the rear.

#### Accommodation

Shop frontage	-	16 ft 5 in
Sales	-	540 sq ft
Ancillary	-	75 sq ft
<b>Total</b>	-	<b>615 sq ft / 57.13 sq m</b>

Including toilet accommodation, kitchenette and storage area at the rear.

#### Services

We understand that the property has the benefit of all usual mains services with the exception of gas although no services or service apparatus have been tested.

#### Rating Details

Shop and premises	-	£9,100
Rateable Valuation	-	

Please note for rating purposes the postcode is recorded as NN16 8JA.

The property may be suitable for Small Business Rate Relief and any queries should be directed to the Rating Authority, Kettering Borough Council (telephone 01536 410333)

#### Town Planning

Planning consent was granted in 1997 (reference KE/97/0520) for change of use from Class A1 (Shops) to Class A2 (Financial and Professional Services). We understand therefore that the property may be suitable for A2, A1 uses with changes of use to Class A3 subject to planning consent. Please telephone Kettering Borough Council 01536 41033 for further information.

#### A Code of Practice for Commercial Leases

ARPC encourage all Landlords and Lessees to consider the recommendations of this publication – applicants should enquire directly to the Agents to discuss specific terms. For further information visit [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

#### Energy Performance Certificate

A summary of the EPC is attached to these particulars. A full paper or electronic copy of the EPC and Recommendation Report is available free of charge by request.

#### Lease Terms

The property will be available from September 2017 on a new lease for a term to be agreed with rental offers invited in excess of £15,500 per annum exclusive.

#### Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants	Telephone:	01604 629988
Albion House	Fax:	01604 626247
Victoria Promenade	Email:	brendan.bruder@virgin.net
Northampton NN1 1HH	Mobile:	07798 903977

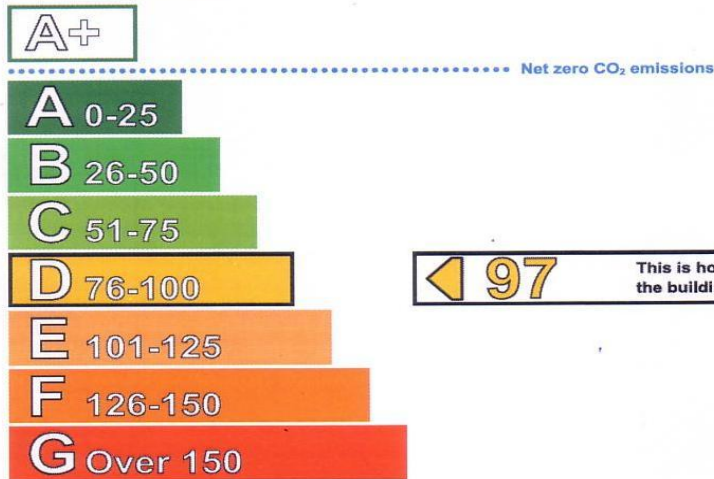
**Contact:** **Brendan Bruder**

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**Energy Performance Asset Rating**

More energy efficient



◀ 97 This is how energy efficient the building is.

Less energy efficient

**Technical Information**

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	66
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	121.08
Primary energy use (kWh/m <sup>2</sup> per year):	716.2

**Benchmarks**

Buildings similar to this one could have ratings as follows:



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**Disclaimer**

**AbbeyRoss Property Consultants (ARPC)** for themselves and for the Vendors or Lessors of the property whose agents they are gives notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely upon them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of ARPC has any authority to make or give representations or warranty whatever in relation to the property.

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