

TO LET Pod Unit

Unit 9 Vista Park, Telford Drive
Kettering NN16 8AS



Contact

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Location

The property is located immediately adjacent to the roundabout accessing Telford Way Trade Park from Rothwell Road and has unrivalled prominence. It serves as the gateway unit for Vista Park, a modern trade park with representation from Toolstation, Euro Car Parts, Edmundson Electrical and Vets 4 Pets. Adjacent is Gibbs and Dandy builders merchants and Baron Avenue Trade Park, with Screwfix and Topps Tiles. Opposite is Kettering General Hospital, with a full range of services and over 6,000 staff.

Description

Initially developed for In N Out as a vehicle repair workshop, the property offers potential for continuation of this or a similar use, such as tyre fitting or drive-thru diagnostics. Alternatively, subject to planning, there is potential for use as a drive-to or drive-thru coffee outlet, food takeaway or similar. The property has been fitted out with non structural partitioning to offer a full length workshop, reception area, customer waiting area, WC, store and canteen facilities. There is flexibility to accept a variety of more specific fit outs. Mains gas and three phase electricity is supplied.

EPC

Energy Performance Asset Rating; D (97).

Rating

We are advised that the Rateable Value for the property is £17,000 and the UBR for 2022/23 is £.491 in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Terms/Tenure

Leasehold. A new lease on terms to be agreed. Initial rent will be £45,000 per annum.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the sole agents Rapleys LLP.

Detached former fast fit centre

Suitable for a variety of uses (STP)

Prominent roadside location

Just off A43/A14 intersection

135.62 sq m (1,460 sq ft)



Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	135.62	1,460
	Hectare	Acre
Total Site Area	0.030	0.075

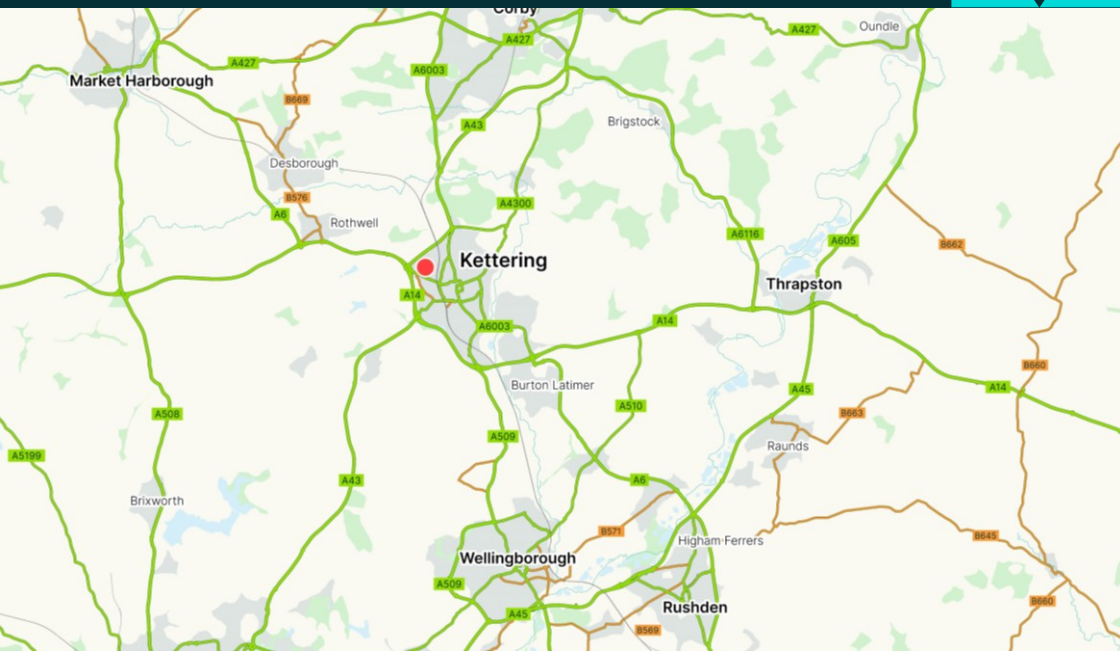
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



Total Site Area

0.03 hectares

0.075 acres



For further details contact:
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