

## TO LET Retail Unit



Unit 3 Kettering Retail Park, Carina Road  
Kettering, NN15 6YA

### Key information

- Prominent location
- Planning Use Class A1
- Assignment/Sub Lease
- Passing Rent £165,000 per annum
- Size – 15,897 sq ft

### Contact

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## Location

Kettering is a market town located in the East Midlands, Northamptonshire.

It is situated 15 miles north east of Northampton and 67 miles north of London. Kettering has a growing commuter population with a direct train service to London St Pancras.

The property is located within Kettering Retail Park, south of the town centre. Other occupiers in the retail park include **Aldi, Next, Oak Furniture land and Tapi Carpets.**

## Accommodation

The premises are arranged over the ground and first floors providing the following approximate internal floor areas:-

	Sq m	Sq ft
Ground	781	8,407
First	696	7,490
<b>Total</b>	<b>1,477</b>	<b>15,897</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

## Energy Performance Rating

Energy Performance Asset Rating - D (89). A certificate can be made available.

## Planning

The premises falls within Class A1 of the Town & Country Planning (Use Classes) Order 1987.

Interested parties should carry out their own due diligence in this regard.

## Terms

Available by way of an assignment of the existing lease due to expire on 01/07/2025.

A new lease would be available by way of an agreement with the landlord.

## Tenure

Passing Rent £165,000 per annum.

## Service Charge

£9,818 per annum.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

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

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Rating

We are advised that the Rateable Value for the property is £105,000.

The UBR for 2024/25 is 54.6p 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](http://www.gov.uk/calculate-your-business-rates)**.

## Viewing

Strictly via the sole letting agent only.

## Additional Information

The link below provides access to the Sainsbury's UK Property Website which provides full details on all our Argos / Sainsbury's disposals.

[Sainsbury's Property Disposals](#)

CARINA ROAD

ALDI

TAPI CARPETS  
& FLOORS

NEXT

VACANT

PETS AT HOME

B&M

TO BE  
REDEVELOPED



0 50 m 100 m

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