

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
Total	1,477	15,897

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**.

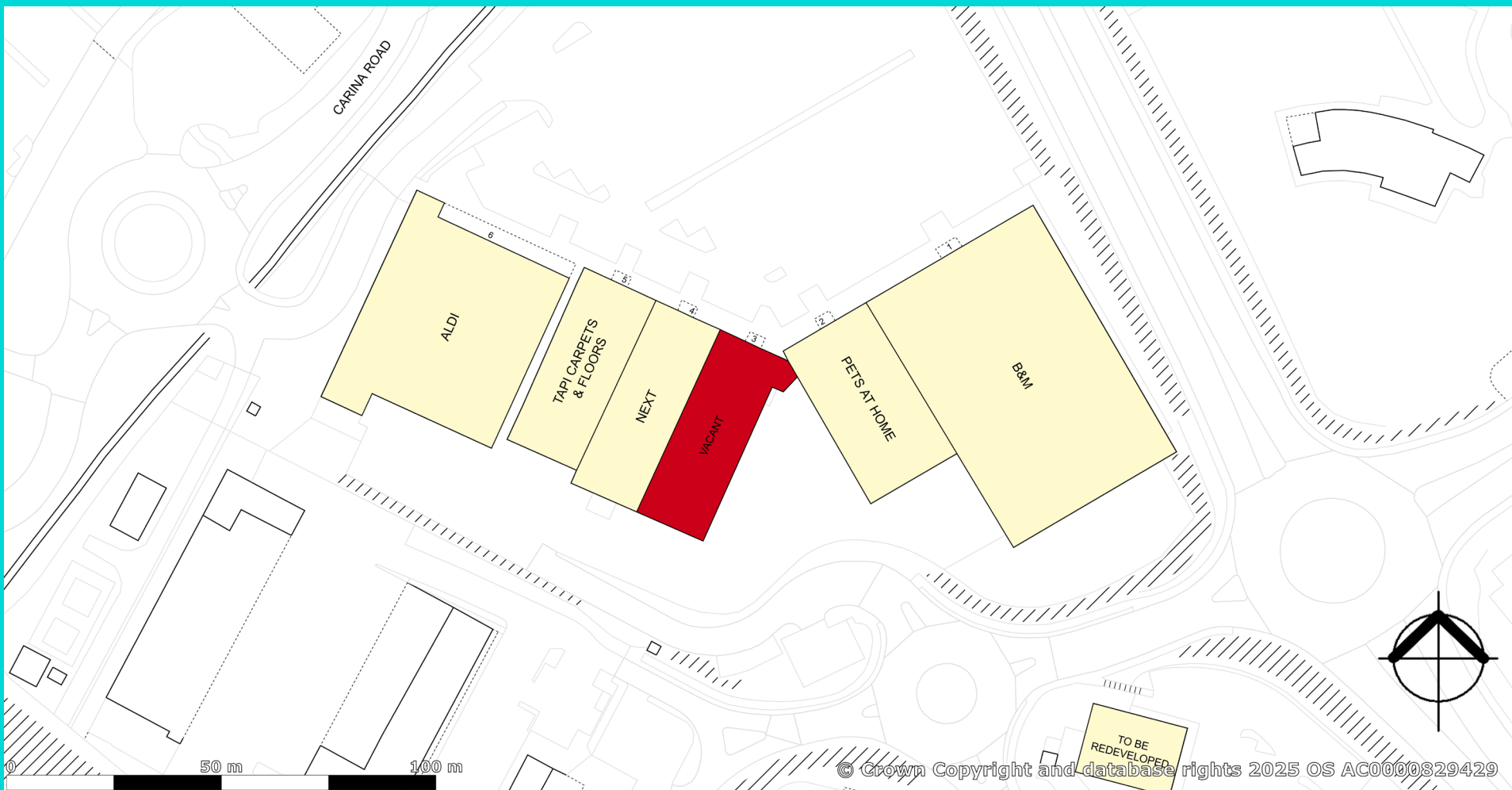
Viewing

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](#)



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