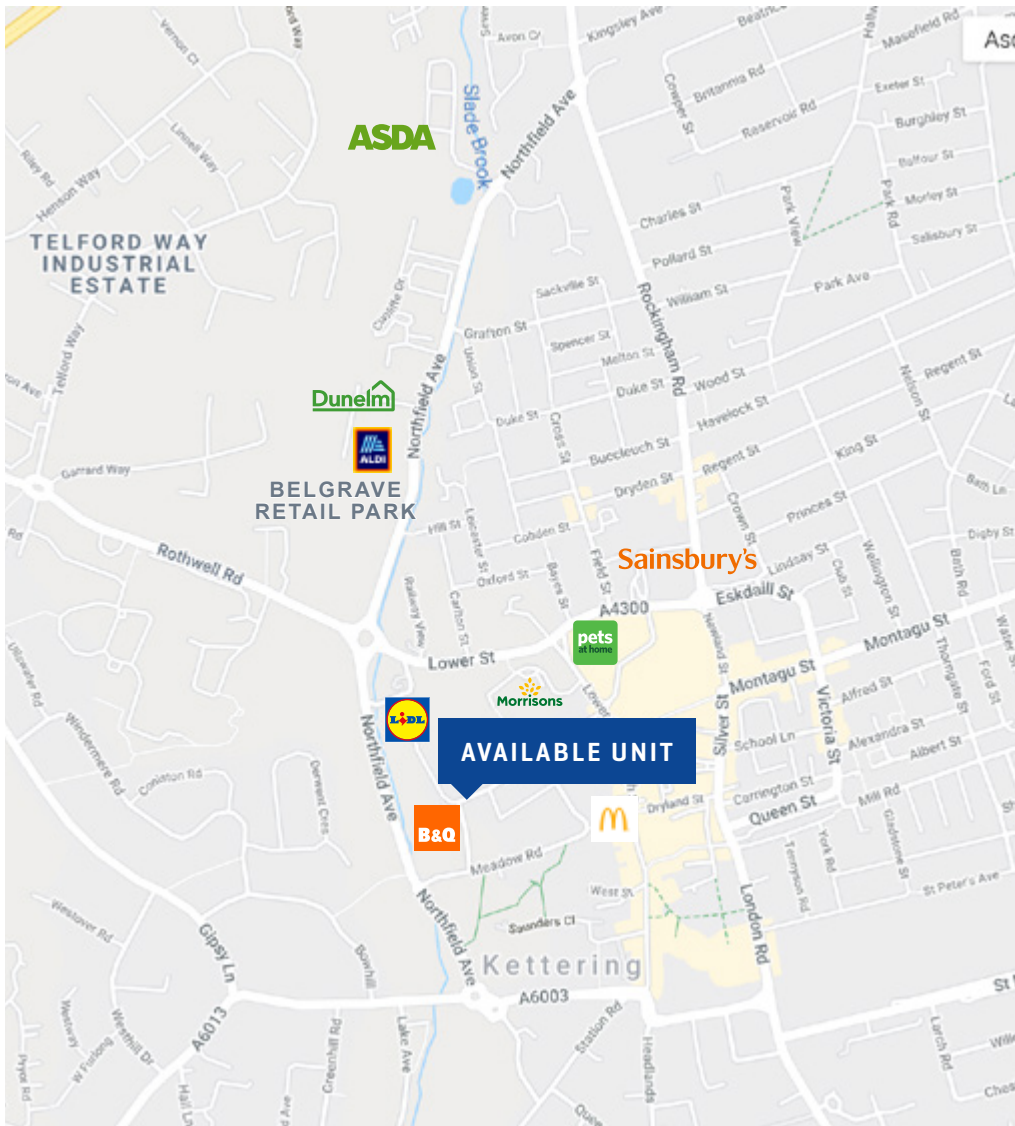


# KETTERING

**UNIT 2,  
KETTERING RETAIL PARK,  
NN15 6YA  
6,073 SQ. FT.**



# LOCATION



# SITE PLAN



## LOCATION

The subject premises extending to approximately 6,073 sq ft, are located on Meadow Row, adjoining a 28,000 sq ft B&Q Supercentre, with 8,800 sq. ft. garden centre, with approximately 147 shared car parking spaces. Northfield Retail Park and Belgrave Retail Park are located close by where occupiers include Sports Direct, Dreams, Halfords, Carpetright, Wickes Extra.

## ACCOMMODATION

The premises provide a Gross Internal Area of approximately 6,073 s. ft. [564 sq m].

## TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## COMMENCING RENTAL

Upon application.

## RATING ASSESSMENT

We are verbally advised by the Local Authority that the premises are currently assessed for rating purposes as follows:

<b>Rateable Value (2017)</b>	£53,000
<b>UBR (2021/2022)</b>	51.2p
<b>Rates Payable</b>	£27,136

Interested parties are advised to verify this information directly with the Local Rating Authority on **01536 410 333**.

## LEGAL COSTS

Each party are to be responsible for their own legal and associated costs incurred in this transaction.

## PLANNING

Class E use. Further details upon request.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be made available.

## VIEWINGS

Viewings are strictly by appointment through ourselves. For further information please contact:

### Philip Jemmett

07802 763 937 – 0207 569 9900

Email: [pjj@smart-4.co.uk](mailto:pjj@smart-4.co.uk)

### Nigel Bennett

07989 598 957 – 0151 706 0401

Email: [nmb@bennettrec.com](mailto:nmb@bennettrec.com)

Unit 2, Kettering Retail Park,  
NN15 6YA

EPC available on request  
Subject to Contract and Exclusive of VAT  
These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.