

FOR SALE (vacant Possession)

Prominent Former Retail Showroom & Warehouse / Workshop

1 Sheep Street, Kettering, Northants NN16 0AN



- Circa 7,835 sq ft on approx. 0.23 Acres
- Secure (gated) Rear Yard, Loading & Car Parking
- Very Prominent 'corner' Town Centre Position
- Significant Passing Traffic
- Recent Refurbishment to roof & Electrics
- Established Location / Excellent Road Network

LOCATION

The property is located on the Headlands in Kettering, occupying an extremely prominent position, fronting the town's internal ring road. The town center & train station are only 400m away (within easy walking distance).

Kettering is close to the main A14 arterial route (M1/A1 link) giving excellent access to both the A45 and M11 to the east and the M1 at Junction 19 to the west. Kettering is also served by a main line rail link, offering a service taking approximately 55 minutes to London St Pancras International Station to the south and Nottingham & Derby to the north.

THE PROPERTY

The property comprises a ground floor showroom with warehouse / storage and ancillary offices. First floor storage is provided over part. Construction is of brick elevations with a steel truss roof over. There are front & rear loading doors and pedestrian doors with a dedicated yard / car park to the rear (accessed from Station Rd). The shop fronts benefit electric security shutters.

SUMMARY OF AREAS (approximate)

The approximate gross internal area of the property is 7,835 sq ft (727.9 sq m) comprising of the following areas:

Ground floor showroom:	1,524 sq ft (141.60 sq m)
Warehouse:	4,385 sq ft (407.40 sq m)
First floor stores:	1,926 sq ft (178.90 sq m)
Rear Yard / Parking:	2,062 sq ft (191.60 sq m)

Site Area: **0.23 acres**

ENERGY PERFORMANCE CERTIFICATE

EPC – C 69



BUSINESS RATES

Rateable value: £30,000.00

Rates Payable 2025: £16,380.00

Interested parties are advised to make their own enquiries regarding business rates payable with the Local Authority.

SERVICES

We are advised that mains services are connected to the premises. Non have been tested by the agent.

TENURE

The property is being offered For Sale with Vacant Possession.

Price: £575,000.00 excl. vat

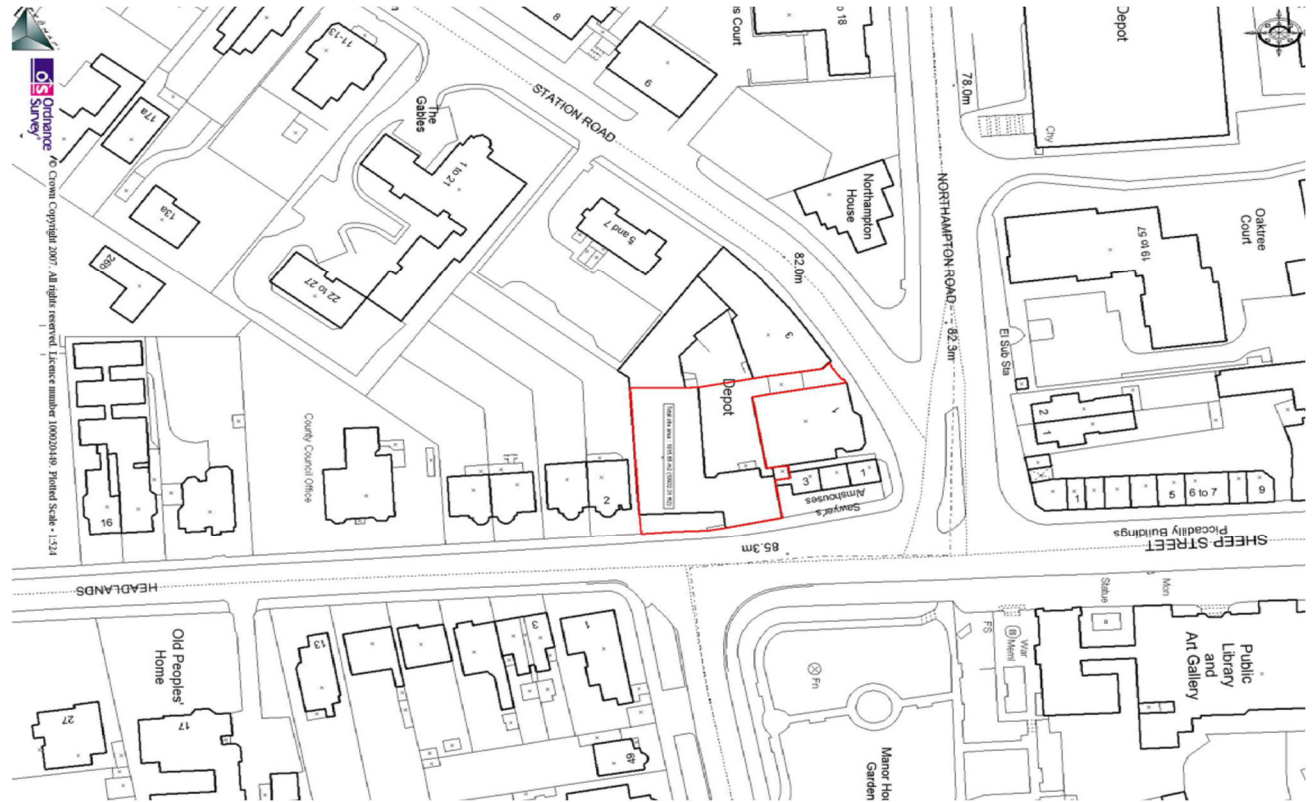
All figures quoted are exclusive of VAT which is charged at the prevailing rates.

ANTI-MONEY LAUNDERING & TERRORISM FINANCING REGULATIONS

In accordance with anti-money laundering and terrorism financing regulations, Anti Money Laundering checks will need to be undertaken.

LEGAL COSTS

Each party is to bear their own legal costs subject to an undertaking to cover landlord's abortive costs once draft contracts are raised.



VIEWING To view and for further details please contact:

prop-search.com
AWARD WINNING
COMMERCIAL PROPERTY SOLUTIONS

Simon Toseland / Rosie Bowers

Email: st@prop-search.com
rbowers@prop-search.com

Tel: 01933 223300