



15 Montagu Street, Kettering, Northamptonshire,
NN16 8XG

FileNo/2026/AL

15 Montagu Street

Kettering, Northamptonshire, NN16 8XG



Agreement

To Let



Detail

Retail



Rent/Price

£12,500 pax



Size

152.18 sq m
(1,638 sq ft)



Location

Kettering, NN16 8XG



Property ID

FILENO/2026/AL

For Viewing & All Other Enquiries Please Contact:



Amanda Lawrence

AssocRICS

Agency Surveyor

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Property

The property comprises a ground floor lock up retail premises with a large flat fronted glazed display window.

Internally the property has office space, storage, kitchen and two WC's.

The property is well presented throughout and is fitted with suspended ceilings with part Cat 2 lighting and part inset lighting, wooden flooring throughout and painted and papered walls.

Servicing is provided to the rear within a rear service corridor accessed from Eden Street.

Accommodation

The property has been measured on a net internal area basis (NIA) in accordance with the RICS Code of Measuring Practice and we calculate this it provides the following floor area:-

Area	m ²	ft ²
Total NIA	152.18	1,638

Energy Performance Certificate

The property has an EPC rating of B48

Service Charge

A service charge will be payable.

Further details from the agents.

Services

We understand that mains electricity and mains drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority, North Northants Council on 0300 126 3000.

Rates

Charging Authority: North Northants Council
Description: Shop and Premises
Rateable Value: £18,250
Period: 2026-2027

Estimate your business rates at - GOV.UK

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent/Price

£12,500 per annum exclusive

VAT

VAT to be charged in addition to the rent at the prevailing rate.

Legal Costs

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective parties prior to instruction of solicitors.

Location

Kettering is situated in North Northamptonshire and has a population of approximately 65,000.

The subject property is located on Montagu Street which is situated at the junction of Silver Street and Newland Street being close to the Newlands Shopping Centre.

Neighbouring occupiers include C&D Cycles, Tattoo Inc, Northfield Dental Practice, and Connells Estate Agents.

On street car parking is immediately available outside the premises with further public car parking closeby.





