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Hadland
CHARTERED SURVEYORS

YOUR COMMERCIAL PROPERTY SPECIALISTS

COMMERCIAL • INDUSTRIAL • RETAIL • DEVELOPMENT • INVESTMENT

FOR SALE
PROMINENT TOWN CENTRE RETAIL UNIT WITH PLANNING PERMISSION FOR CONVERSION OF UPPER PARTS TO RESIDENTIAL ACCOMMODATION

34-38 GOLD STREET
KETTERING
NORTHAMPTONSHIRE
NN16 8JA

- **PROMINENT POSITION OPPOSITE THE NEWLANDS SHOPPING CENTRE**
- **PLANNING PERMISSION GRANTED FOR 5 APARTMENTS. 4 X 1 BEDS AND 1 X 2 BED**
- **POTENTIAL TO INCREASE THE DENSITY OF PROPOSED RESIDENTIAL ACCOMMODATION THROUGH ADDITIONAL UNITS**
- **POTENTIAL TO SPLIT THE RETAIL UNIT**

AVAILABLE TO PURCHASE AT AN ASKING PRICE OF £650,000 EXCLUSIVE

RICS

LOCATION

Kettering is one of the major Towns in North Northamptonshire accessed primarily by the A14, A6, A509 and A43. It has a mainline train to London St. Pancras International with the journey taking just under one hour.

The property is located in a prominent position within the pedestrianised Gold Street directly opposite the Newland Shopping Centre.

DESCRIPTION

The property comprises of a double fronted 3-storey traditional brick built building underneath a pitched tiled roof.

The ground floor has a large glazed frontage (which could be split to form 2 separate retail units subject to planning permission). The unit is predominantly open plan and may be suitable for a variety of different uses (subject to planning permission and other necessary consents).

The upper parts were previously used as ancillary accommodation. Planning permission has been granted for the conversion of the upper parts to residential accommodation.

ACCOMMODATION

Net Internal Area	Sq. m	Sq. ft
Ground floor	285	3,066
First floor	80.3	864
Second floor	96.9	1,043
Third Floor	23.6	254

The above measurements have been taken from the Valuation Office Agency Website.

SERVICES

The property benefits from mains water supply, electricity, gas and sewerage connections. These services or connections have not been tested; ingoing tenants should rely on their own inspections.

RATES

Rateable Value: £58,500
Rates Payable 2021/2022: £29,952
The Rates Payable figure is an estimate. It does not take into account any Transitional Arrangements. It is important that interested parties verify this information with Kettering Borough Council Rating Department on (01536 410333).

The property is currently rated as a whole. Should any prospective purchasers wish to convert the upper parts of the premises, then the Rateable Value and subsequent rates payable will need to be revised accordingly.

PLANNING PERMISSION

KET/2018/0889 – Application for change of use from office space to 5 no. dwellings. Third floor rear extension. Permission Granted 01/03/2019

KET/2019/0768 - Subdivision of ground floor to create 2 no. retail units with additional door to rear

There may be the possibility through the modification of the approved planning permissions and through Permitted Development Right for an increase in the number of residential units. Subject to planning permission and any other necessary consents.

TERMS

The property is available to purchase with full vacant possession at an asking price of £650,000 exclusive.

EPC

Awaiting

VAT

The asking price quoted excludes any VAT which the vendor may have a duty or choose to impose

VIEWING

Strictly by appointment through the Sole Agent

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