

To Let

Retail Premises at

1A Silver Street
Kettering NN16 0BN



- Ground floor retail premises
- Prominently located within Kettering town centre
- Open plan retail area with frontage on to Silver Street
- Available upon flexible lease terms

To Let £9,950 per annum exclusive

Location

The property occupies a prominent town centre position on Silver Street, one of Kettering's principal retailing locations, benefiting from excellent levels of pedestrian and vehicular traffic. The premises are surrounded by a variety of national and independent retailers, restaurants and professional occupiers. Kettering town centre amenities, public car parks and the railway station are all within easy walking distance. Kettering enjoys excellent road communications via the A14, A43, A6 and A509, with regular rail services to London St Pancras International.

Accommodation

The property comprises a self contained ground floor retail unit with a prominent glazed frontage directly onto Silver Street. The accommodation provides an open plan retail area together with ancillary space and WC facilities, making the premises suitable for a variety of commercial uses.

Areas

	Sq Ft	Sq M
Ground Floor Retail	233	21.65
TOTAL	233	21.65

Other Information

The Tenant will also be required to produce I.D. documentation prior to any letting. In accordance with Money Laundering Regulations, please be aware that any prospective purchaser will be asked to produce I.D. documentation when a sale is agreed and we ask for your cooperation in order to not delay matters.

Rent

To Let £9,950 per annum exclusive

Terms

The premises are available to lease upon flexible new terms.

Business Rates

The Rateable Value quoted is effective from 1st April 2026. Prospective purchasers are advised to make their own enquiries with the local authority to confirm the current Rates Payable applicable to the property.

Rateable Value: £5,100
Rates Payable: £0

Legal costs

Each party is to be responsible for their own legal costs.

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

Services

We understand that all mains services including water, drainage and electricity are available to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

Viewing

To View and for further details please contact:

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Telephone: 01604 404060
Direct Line: 01604 783004

Ravi Varambhia - Underwoods
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These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.