

To Let

Commercial Premises Suitable for a Range of Uses (STP)

71 Nelson Street
KETTERING NN16 9QL



- Flexible Lease Terms Available
- Available for Immediate Occupation
- Established location close to Kettering town centre
- Versatile commercial premises

To Let £15,000 per annum exclusive

Location

The property is situated on Nelson Street, to the north of Kettering town centre, within an established mixed commercial and residential area. Nelson Street connects with Bath Road and Regent Street, with the town centre and local amenities a short distance to the south.

Kettering benefits from good road communications, with the A14 accessible via Junction 7, providing connections east towards the A1 and west towards the M1/M6 motorway network. The A43 provides links to Northampton and Corby.

Kettering railway station is approximately 1 mile from the property and provides direct services to London St Pancras.

Accommodation

The property comprises a single-storey brick-built premises providing predominantly open-plan accommodation beneath a pitched tiled roof.

Internally, the accommodation benefits from good levels of natural light provided by a combination of windows and rooflights. The pitched roof incorporates an exposed timber roof structure, together with suspended strip lighting and wall-mounted heating.

A small kitchenette and WC facilities are provided within the main accommodation. Access is provided from the front of the property, including a set of wide double doors facilitating the movement of goods and larger items.

Areas

	Sq Ft	Sq M
Gross Internal Area	1,462	135.82
TOTAL	1,462	135.82

Other Information

All lettings are subject to a performance/rental deposit being lodged with the landlord equivalent to a minimum of one quarter's rent. The incoming tenant will also be responsible for reimbursing the landlord for the annual building insurance premium.

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

Rent

To Let £15,000 per annum exclusive

Terms

The premises are available to lease upon flexible new terms.

Business Rates

The rates payable are an estimate only and applicants should verify with the Local Authority. Please note that this calculation is based upon gaining Small Business Rate Relief.

Rateable Value: £8,400

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.

EPC

E - 124

Services

We understand that all mains services including water gas drainage and electricity are connected 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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Charles Church - Underwoods
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[View Location](#)



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.

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