



# 15 Thorngate Street

Kettering, Northamptonshire, NN16 0SN



## Agreement

To Let



## Detail

RETAIL



## Rent

£12,000 pax



## Size

75.83 sq m  
(816 sq ft)



## Location

KETTERING,  
NN16 0SN



## Property ID

FILENO/2026/KO

**For Viewing & All Other Enquiries Please Contact:**



## Kevin O'Dell

Senior Surveyor

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## Property

The property forms part of a two-storey Victorian building with a self-contained residential flat above. The building occupies a corner position with both elevations benefitting from shop windows with roller shutters and a central customer entrance.

The retail unit provides an open-plan space to the front with two separate beauty rooms created via stud walling in the middle and to the rear are a Kitchen, WC and storage areas. There is also a basement area via a floor hatch accessed via the Kitchen and a rear fire exit door to an external side access.

There is roadside parking on surrounding streets.

## Accommodation

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

| Area      | m <sup>2</sup> | ft <sup>2</sup> |
|-----------|----------------|-----------------|
| Total NIA | 75.83          | 816             |

The basement is unmeasured and not included in the rateable value.

## Energy Performance Certificate

An EPC is available on request from the agents.

## Services

We understand that mains water and drainage together with electricity & gas are available and connected to the property.

The services 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 Retail 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.

## Rates

**Charging Authority:** North Northants Council  
**Description:** Shop and Premises  
**Rateable Value:** £4,950  
**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

**£12,000 per annum exclusive of all other outgoings**

## Service Charge

There is no service charge.

## VAT

We have been advised that VAT is not applicable.

## 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

The property is located to the East of the town centre in a predominantly residential area with additional amenities within walking distance on Montagu Street and Stamford Road.

Kettering benefits from excellent transport links, with the A14 providing direct access to the M1, M6 and A1(M), and Kettering Railway Station approximately 0.7 miles away offering regular services to London St Pancras.





