

To Let

Character Building

20 School Lane
Kettering NN16 0DH



- Versatile open space to meet different requirements
- Period building
- Unfurnished
- Available immediately
- Close to Newlands Shopping Centre

To Let £23,000 per annum exclusive

Location

20 School Lane is on the corner of School Lane and Victoria Street, Kettering, Northamptonshire. 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.

Accommodation

The property comprises of a ground floor open space, with a wall partition leading to another open area. There is also a small kitchen area and WC on ground floor. The first floor is a large open space, with a wall partition leading to another open area. With the main area on ground and first floor being open plan with lots of natural light coming from the windows it has the potential to meet different requirements.

Areas

	Sq Ft	Sq M
Total NIA	1,991	184.96
TOTAL	1,991	184.96

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 £23,000 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: £6,100

Rates Payable: £0

Legal costs

Each party to be responsible for their own legal fees as a result of this transaction. An additional legal undertaking of £900.00 is also required to cover any abortive costs. A full deposit of a full quarters rent is payable

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated. The property is not subject to VAT.

EPC

Available upon request

Services

We understand that mains services 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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[View Location](#)



RICS



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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