



BTG
Eddisons

RETAIL - A1 RETAIL - TO LET

01536 483400

eddisons.com



**UNIT 3 ST ANDREWS RETAIL PARK, ESKDAILL STREET,
KETTERING, NORTHANTS, NN16 8RA**

Rent: £19,500 per annum exclusive

Size: 1,081 sq ft (100.42 sq m)

- Available due to relocation of existing tenant into large unit
- Ground Floor lock up Retail Unit
- Planning for Class E use
- Large double glazed frontage
- On site customer parking

LOCATION

St Andrews Retail Park is prominently located on Eskdail Street. Eskdail Street itself links Lower Street with Northfield Avenue and Rothwell Road.

The retail park sits next to one of the town bus stops and is just off the town centre retailing area as well as being close to residential. Adjacent occupiers include Amore Tanning, Ecospin Dry Cleaners and Kwa Jahman Butchers. Farmfoods, Pets at Home and Iceland are also close by.

DESCRIPTION

Prominent ground floor lock up unit within a small 4 unit parade with parking immediately outside (free for 30 minutes).

Planning for Class E use.

Loading is provided for to the rear.

SERVICES

We understand that mains drainage, gas and electric are all connected to the property.

ACCOMMODATION

The property has a net internal area of 1,081 sq ft (100.56 sqm).

PLANNING

The property has planning consent for Class E.

RENT

The property is available to let on a new lease for a term of years to be agreed at a rental of £19,500 per annum.

VAT

All figures quoted are exclusive of VAT which the landlord may have a duty or a wish to impose.

LEASE TERMS

The property is immediately available to let by way of a new full repairing and insuring lease for a term of years to be agreed at a rental of £20,500 per annum plus VAT.

RATES

We understand from the Valuation Office Agency website that the property has a rateable value of £9,600.

The standard business rate multiplier applicable for the period 1st April 2024-31st March 2025 will be 49.9p in the £ which will give rates payable assuming no transitional relief or premium of £4,790.40.

Please note however for qualifying occupiers this property may attract 100% rates relief.

Interested parties are advised to make their own enquiries to North Northants Council on 0300 126 3000.

TENURE

Leasehold.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering regulations two forms of identification and confirmation of funding will be required from any applicants together with the usual references that will be required.

LEGAL COSTS

Each party to bear their own.

EPC

The property has an EPC rating of C .

VIEWING

Strictly via appointment through the sole agents Eddisons:

Contact: Amanda Lawrence

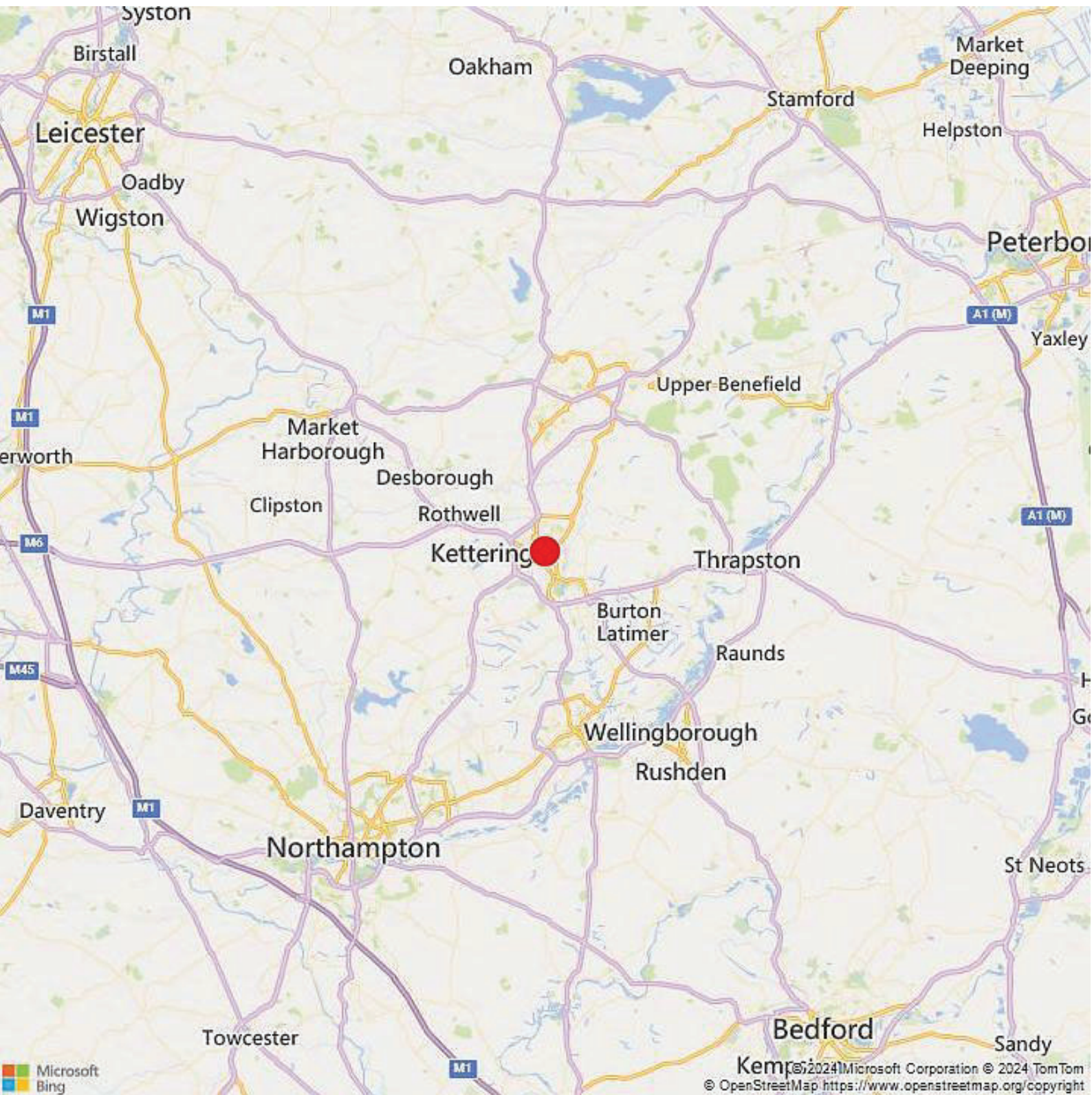
Tel: 01536 483400

Email: Amanda.Lawrence@eddisons.com

For more information, visit eddisons.com
01536 483400



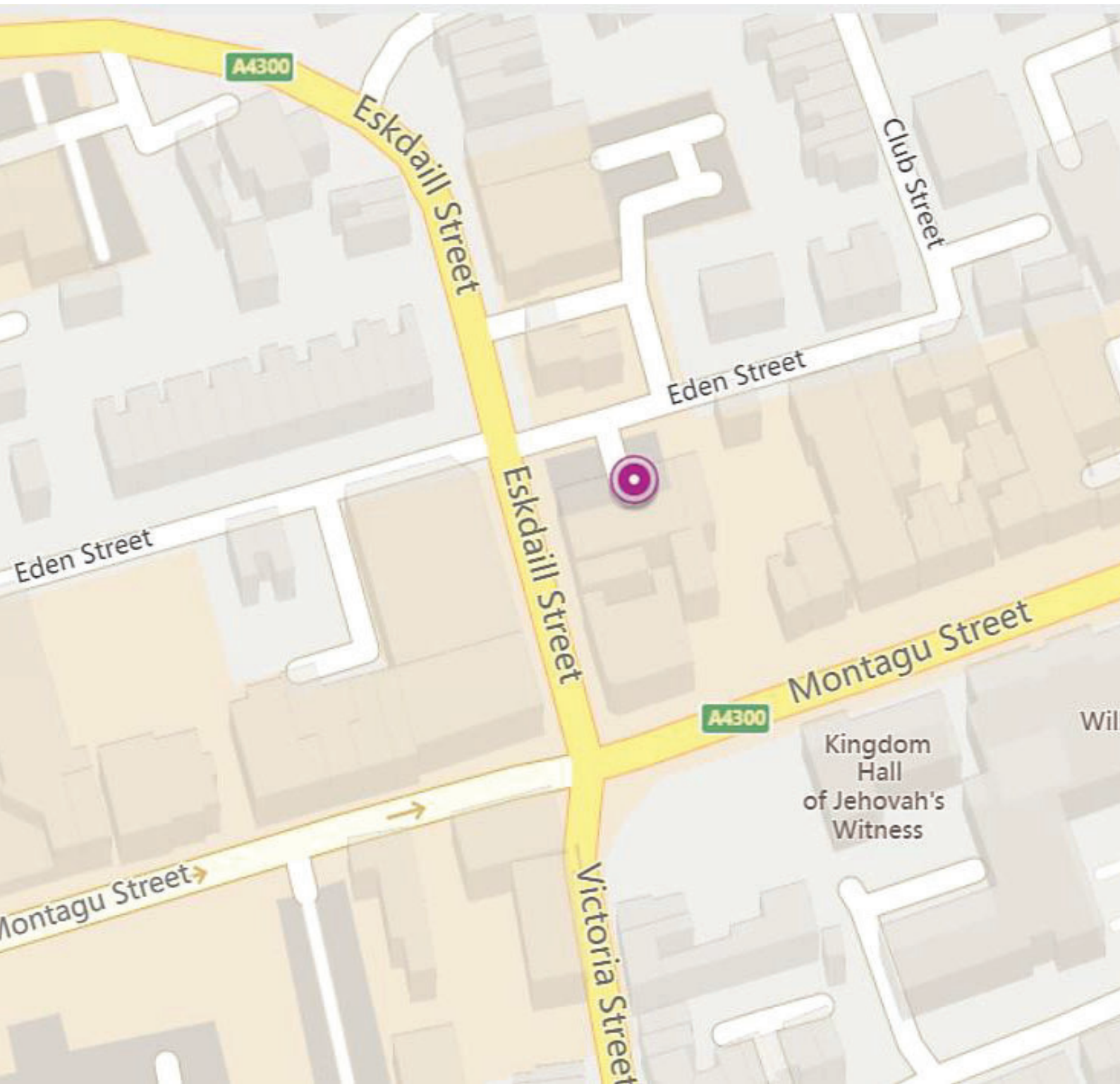
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