



HARWOODS

Chartered Surveyors & Estate Agents

OFFICE PREMISES TO LET IN KETTERING

TOTAL NIA –51 sq m (549 sq ft) approx



42 LONDON ROAD, KETTERING NN15 7QA

TO LET – NEW LEASE - £8000 per annum exclusive

Situated on the outskirts of the town centre within the conservation area and close to the A43. London Road consists of a mixture of residential and commercial properties. Other properties nearby are restaurants, barber shop, a care home and salon.

The property offers an open plan office area with storeroom, kitchenette and cloakroom/wc to the rear.

Internally the property has retained some original period features such as stained glass windows, high ceilings, coving, arched recesses. The property has been well maintained internally and externally.

Use of the property is under Class B1 of the Use Classes Order 1987.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

Tel: (01933) 441464

Email: sasha@harwoodsproperty.co.uk www.harwoodsproperty.co.uk

NET INTERNAL AREA:

TOTAL: 51 SQ M (Q M (549 SQ FT) APPROX

THE PROPERTY:Ground Floor only:

Open Plan Area with Store and Kitchen.

Outside Cloakroom/wc.

LEASE:

New lease on internal repairing and insuring basis

TERM:

Flexible terms for a minimum of 3 years.

RENT:

£8000 per annum exclusive paid quarterly in advance by standing order.

RENT REVIEWS:

Rent reviews at the end of the third year upwards only to open market value.

RENT DEPOSIT DEED:

Equivalent to 3 months rent or £2000 to be lodged by the tenant and held for the duration of the term.

PREMIUM:

None.

SERVICES:

We understand that mains water, electricity, gas and drainage are connected to the property.

Please note that Harwoods have not tested any appliances, services or systems and therefore offer no warranty. Interested parties to satisfy themselves about the services, system or appliances.

BUSINESS RATES:

From information supplied from the Gov.UK website the rateable values of the property is £5700. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

Each party to be responsible for their own legal fees in respect of this transaction.

ENERGY EFFICIENCY RATING:

E-113

**TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT**

Sasha Wood – Tel: 01933-441464 / 07584 211672
or e-mail sasha@harwoodsproperty.co.uk

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WARNING Harwoods for themselves and for the vendors of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute either fully or part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended purchasers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

VAT: All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.