

Detached single storey retail unit For Sale

Morley Street | Kettering | NN16 9LJ



- Detached retail unit
- Prominent location on Morley Street
- Net Internal Area of 537 sq. ft. (49.9 sq. m.)
- Asking price of £125,000

BERRYS
berrys.uk.com

Location

The property is located in a desirable location on Morely Street and is in close proximity to Kettering Town Centre.

Kettering has a population of approximately 60,000 persons with an extended Borough population of approximately 100,000.

The A14 connects Kettering with M1, M6 and the A1/M11 and East Coast parts.

Description

The property is a brick built detached single storey retail unit protected via pitched slate roof. Externally the unit provides a parking space to the front and the rear of the building and the unit has an external shutter to the shop front. Internally, the space is mostly open planned with painted exposed brickwork walls, electric panel heating and a WC and Kitchenette facility to the rear. Additional loft storage space is also available via a timber staircase.

Accommodation

The property has been measured to a Net Internal Area of 537 sq. ft. (49.9 sq. m.).

Business Rates

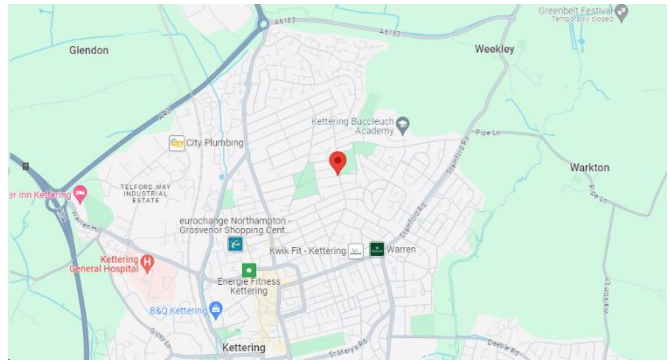
The property has a Rateable Value of £4,150.

Asking Price

The asking price is £125,000.

Services

The property is connected to mains gas, electricity, water and drainage. These have not been tested by the agent.



VAT

All figures quoted are exclusive of VAT that the Landlord has a duty to impose.

EPC

For further information, please contact the selling agent.

Legal Costs

Each party is to bear their own legal and professional fees incurred during the transaction.

Local Authority

North Northamptonshire Council, Municipal Offices, Bowling Green Road, Kettering, Northamptonshire, NN15 7QX.

01536 410333

To book a viewing, please contact:

Kevin O'Dell

T: 01536 213176 | E: kevin.odell@berrys.uk.com

42 Headlands, Kettering, Northamptonshire, NN15 7HR

Important Notice

Berrys, their clients and any joint agents give notice that:

1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, that any service or facilities are in good working order, or that the necessary statutory requirements have been met.
4. The photographs appearing in these particulars show only a certain part and aspect of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas measurements or distances are approximate.
6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property.
7. Purchasers must satisfy themselves by inspection or otherwise.

Ref: KQ30555