

KETTERING

38/40 Gold Street

RETAIL TO LET
CAN BE SPLIT



Location

The property is located in a prominent position within the pedestrianised retail high street, directly opposite the entrance to the Newlands Shopping Centre. A number of national operators such as **Costa**, **H Samuel**, **EE** and **Boots** are located close by.

Accommodation

The property is has the following approximate areas:

Internal Width (Max)	34'4"	10.49 m
Shop Depth	58'2"	17.75 m
Ground Floor Sales	2,456 sq ft	228 sq m
Ground Floor Store	613 sq ft	57 sq m

Alternatively, the unit can be split as follows:

Unit 1	1,275 sq ft	118.5 sq m
Unit 2	1,608 sq ft	149.4 sq m

Lease / Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£40,000 pax whole** (Unit 1 **£18,000 pax** / Unit 2 **£22,000 pax**)

EPC

E 107

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to, VAT.

Business Rates

Verbal enquiries to Kettering Borough Council confirm the property is assessed as follows:

Rateable Value £58,500

Interested parties are advised to make their own enquires on 01536 410333.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

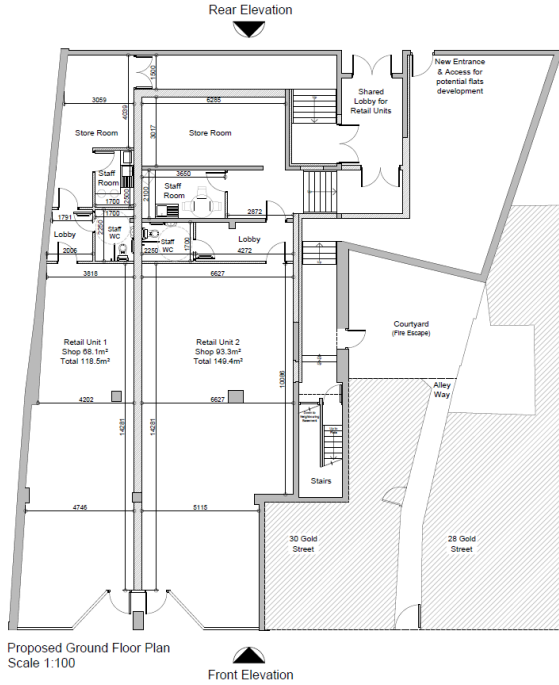
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

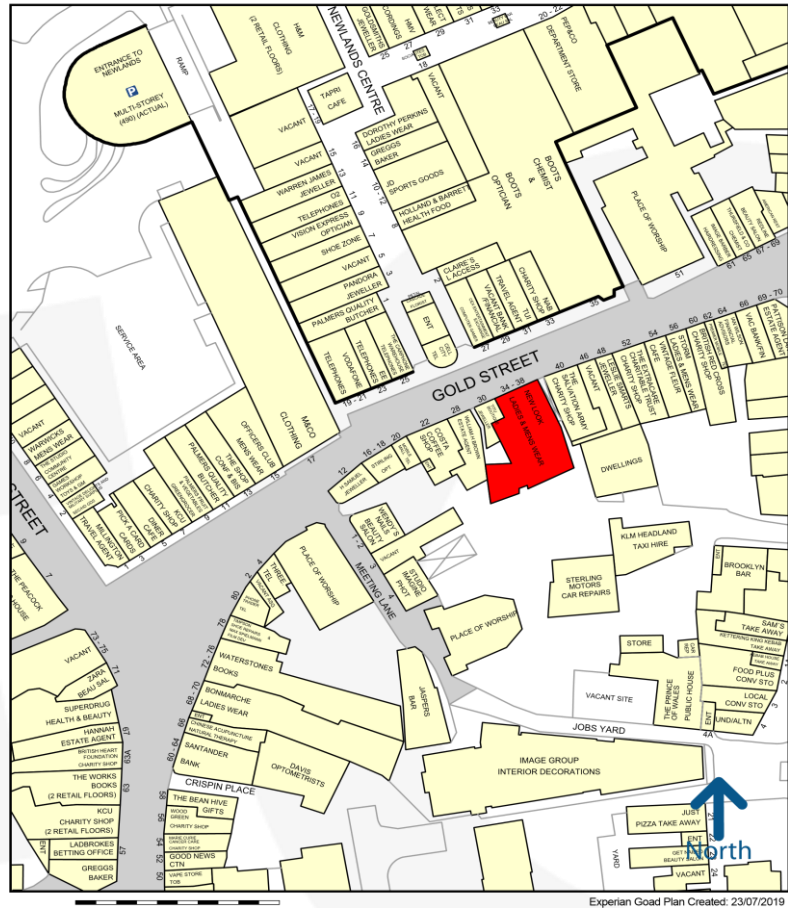
Strictly by appointment through
Dan Oliver of Emanuel Oliver 0151 236 2485
dan@emanueloliver.com

or our joint agents Berrys on 01536 213176.

Potential split plans:



Kettering



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.