

51-55 High Street, Kettering, Northamptonshire, NN16 8SU

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

£525,000

- Investment Purchase
- Expires in December 2030 (under the L&T54 Act)
- Producing £44,000 Per Annum
- FRI Lease

Location
The property is situated on the west side of High Street, within a pedestrianised area in an established retail position, lying in the heart of Kettering Town Centre. There is a large public car park to the rear accessed from Commercial Road with pedestrian access to the side via Walkers Lane.

Newlands Shopping Centre lies nearby, which includes a number of national multiples including H&M, Boots, Poundland and there is also a large Morrisons Supermarket lying within walking distance. Other occupiers in the immediate vicinity includes Waterstones Book Shop, McDonald's, The Works and Costa Coffee.

Kettering is a market and industrial town in North Northamptonshire. It is located 83 miles north of London and 15 miles north-east of Northampton, west of the River Ise, a tributary of the River Nene.

The A14 skirts the west and south of the town, links the town with the A45 dual carriageway, M1 and M6 motorways. The A6003 links Kettering to Corby. The A43 links Kettering with Corby and the county town of Northampton and the A509 (Kettering to Wellingborough Road) links Kettering with Wellingborough. In the 2021 Census, Kettering's built-up area had a population of 63,150.

Description
The property comprises a part three-storey, part two-storey and part single-storey detached building currently occupied by B&M Retail. There is a large basement storage area. and, to the rear, a dedicated car park. The property, formerly occupied as a Woolworths Store, is of solid brick construction with pitched, slated and flat, boarded and felted roofs, a concrete ground floor and timber upper floors. This is an investment purchase only.

Accommodation
The property has been measured on the following basis – GIA

Total	**19,827 SQ FT**	**1,842 SQ M**

Lease Details
The property is let to B&M Retail Limited, under a five-year lease under the landlord & tenant 54 act. Commencing December 2025 and expiring December 2030. The property currently produces an annual rental income of £44,400 per annum on a full repairing and insuring lease.

The lease incorporates a tenant-only break clause on 19 December 2028, exercisable upon a minimum of six months' written notice, subject to the conditions of the lease.

Services
The property is connected to main electricity, gas, water and drainage services. The accommodation has air-conditioning to the main retail area, with central heating radiators or electric heaters.

Business Rates
The property is described in the 2026 Rating List as Shop and Premises with a Rateable Value of £74,000.

Energy Performance Certificate
He property has an Energy Performance Rating of Band D (86), and the current certificate is valid until 12th October 2032.

Planning
Retail within Use Class E.
There is clearly an opportunity for redevelopment in the future subject to planning.

Legal Costs
Each party will be responsible for their own legal costs incurred on the transaction.

Viewing
Strictly by appointment with the selling agents.


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