



52 Rockingham Road, Kettering NN16 8JT



Area

1009 sq ft over ground & first floor



Location

Popular secondary parade



Food Approved

Previously a pizza takeaway



Rent

£15,000 per annum plus VAT and premium

LOCATION

Rockingham Road is a busy thoroughfare into Kettering Town Centre housing a lot of restaurants and takeaways.

The area is densely populated and Kettering General Hospital is close by.

DESCRIPTION

The property was previously used as a pizza takeaway and many fixtures and fittings remain (they have not been tested and no warranties or guarantees will be given).

The premises are divided over ground and first floor with a rear enclosed staircase giving access to the first floor.

Approximately 1009 sq ft.

Suitable for a variety of uses subject to landlord and local authority consent.

Please note there is a restriction against fried chicken.

TERMS

Available by way of a brand new Full Repairing & Insuring lease for a term to be mutually agreed at a rent of £18,000 per annum plus VAT. Premium offers are invited for this valuable site and equipment in situ.

LEGAL COSTS

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

RATES

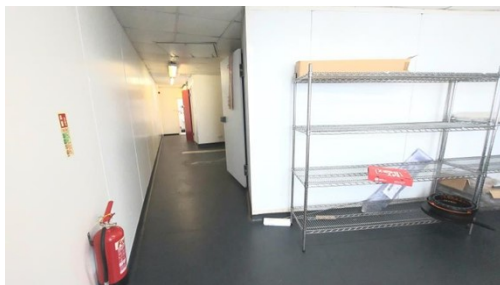
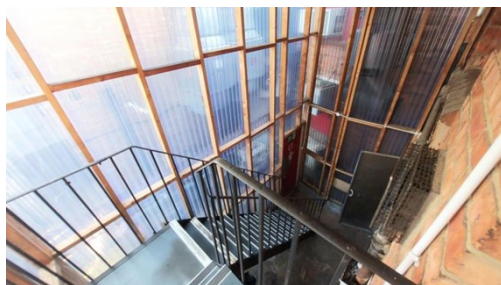
According to the Valuation Office, the Rateable Value is £6,700. Interested parties are encouraged to make enquires directly with Kettering Council to confirm.

EPC

B 47

For further information please contact:

hello@obre.co.uk



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