



To Let

A14 East | Kettering | NN15 1RW

BERRYS

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Former Little Chef Restaurant

A14 East | Kettering | NN15 1RW

- Situated in a prominent roadside position
- Available to let by way of leasehold assignment
- Site area extending to approximately 0.56 acres / 0.22 hectares

Location

The property is located approximately 2 miles south of Kettering adjacent to the eastbound carriageway of the A14 trunk road.

The property is situated approximately 1.3 miles south of the A14 and A43 (Junction 8) and 0.6 miles north of the A509 (Junction 9).

The property is situated adjacent to a BP branded petrol filling station. Passing vehicle movements in 2020 amounted to approximately 55,200 per day (all motor vehicles).

Description

The property comprises a former Little Chef restaurant which has more recently traded as Greggs.

The property extends to approximately 175.7 sq. m / 1,891 sq. ft. Internally, the property is laid out to provide open plan public sales area to the front and side of the property with WC facilities and food preparation area to the rear of the property.

Externally, there are approximately 30 car parking spaces

Accommodation

The property extends to approximately 175.7 sq. m / 1,891 sq. ft (GIA).

The site area extends to approximately 0.56 acres / 0.22 hectares.



Tenure

Leasehold

The property is available (subject to contract & landlords consent) by way of leasehold assignment of the existing lease which is due to expire in September 2036.

A copy of the lease is available to interested parties.

Planning

We understand that the property has consent under use classes A3 (Restaurants & Cafes) and A5 (Hot Food Takeaways). The property may be suitable for a variety of uses and any interested party should make their own enquiries with the local planning authority.

Rates

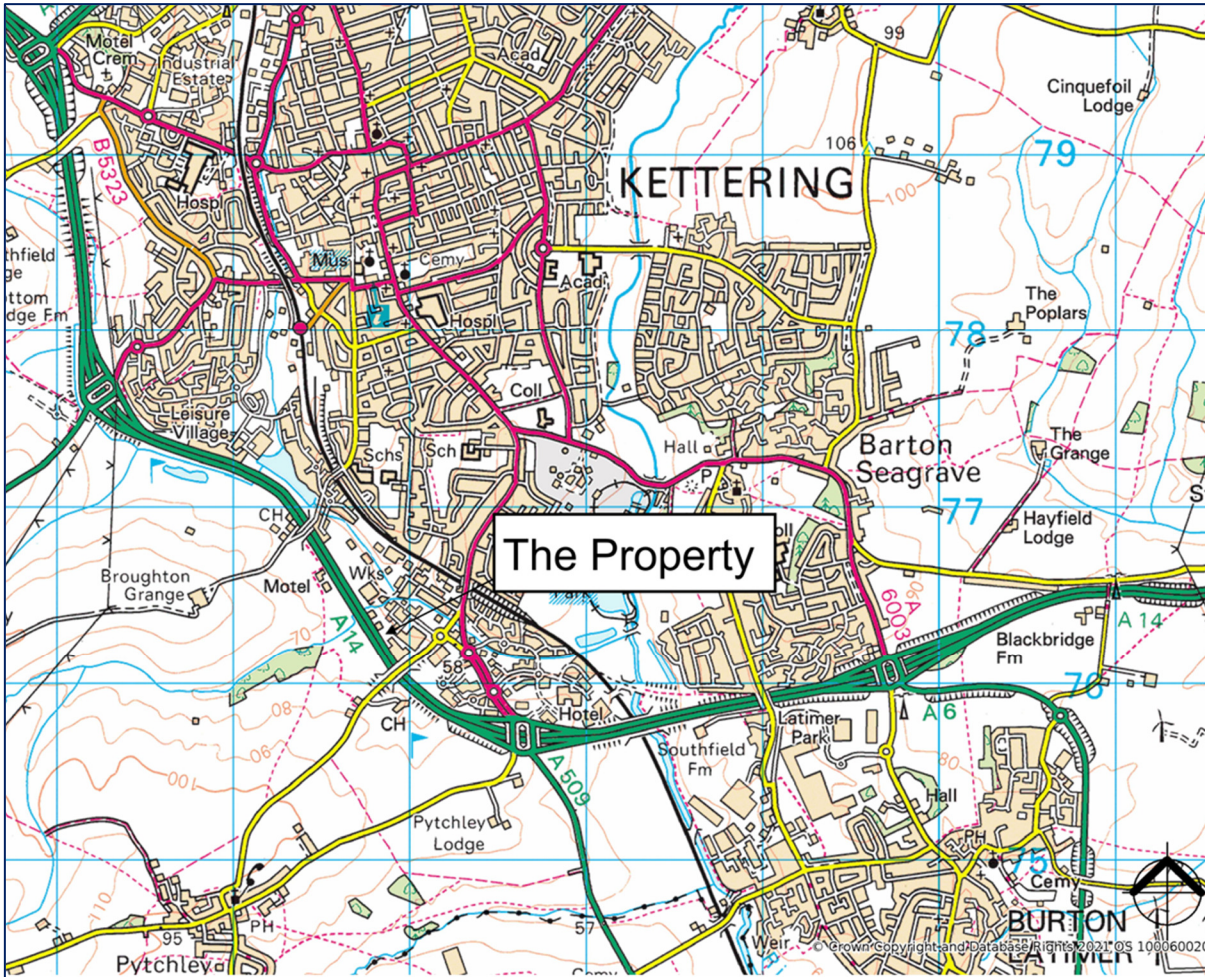
The property has a rateable value of £14,250.

For the year commencing 1 April 2021 the business rates multiplier is 49.9p.

Terms

Available on request.





Legal Costs

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

Services

We understand that all main services are connected to the property. These have not been tested.

EPC

Rating C (54)

For further information, please contact:

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