



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

TO LET AS WHOLE / IN PART

UNIT B, TANNERS GATE RETAIL PARK, KETTERING, NN16 8DS

2,668 – 2,862 – 2,862 sq ft
(248 – 266 – 266 sq m)

Total of 8,574 sq ft (797 sq m)



- **PROMINENT LOCATION**
- **NEARBY OPERATORS INCLUDE BLOCKBUSTER, FARMFOODS PETS AT HOME AND SAINSBURY'S**
- **ADJACENT TO NEWLANDS SHOPPING CENTRE**

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Misrepresentation Act 1967

Every care has been taken in the presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

LOCATION

Tanners Gate Retail Park is situated on Northall Street to the east of Montague Street (A4300) and south west of Northfield Avenue, situated prominently next to Newlands Shopping Centre. Other tenants on the park include Blockbuster, Farmfoods and Pets At Home.

DESCRIPTION & ACCOMMODATION

The premises comprise the former B'wise premises, a modern retail warehouse with a steel portal frame with brick cladding.

Ground floor GIA 8,575 sq ft (797 sq m)

Alternatively, splitting of the premises is possible, depending on the amount of space required.

TENURE

The premises are available on new 5 years FRI lease at a rental level to be agreed.

RENT

The rent in year one will be £4.50 per sq ft rising to £10.00 per sq ft over the period of the lease.

BUSINESS RATES

Rateable value: £102,000.

Rates Payable: 1 April 2009 – 31 March 2010 - £49,470.

LEGAL COSTS

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

VIEWING

Viewing arrangements and further information are available from:

Vokins, Contact Barry Edwards / John Vokins on 020 8400 9000

Barnes Noble Edwards, Contact: Kevin O'Dell on 01536 517777