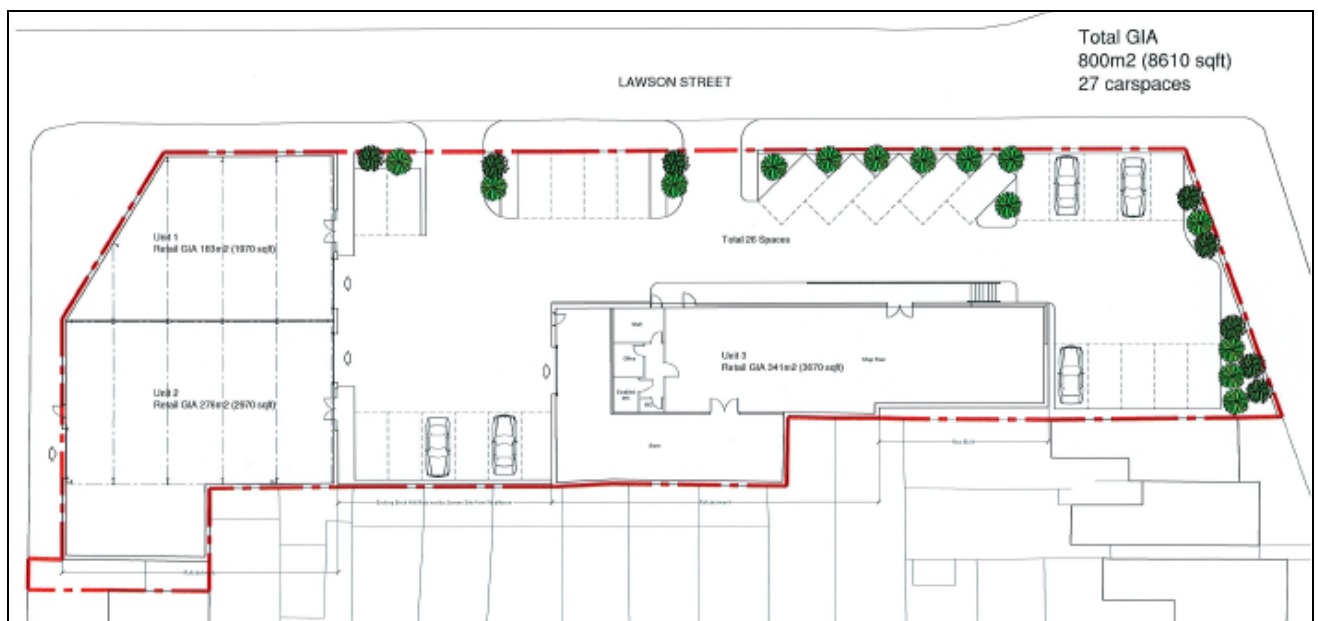


## TO LET

### NEW PROMINENT RETAIL & ROADSIDE / TRADE COUNTER UNITS

459 SQ M (4,940 SQ FT) & 341 SQ M (3,670 SQ FT)



## LAWSON STREET, KETTERING, NORTHANTS NN16 8XU

- Prominent Roadside position fronting Stamford Road the main A4300 to Town Centre
- Close to the town centre
- Mixed retail commercial and dense residential area
- Suitable for convenience store or alternative retail and roadside use

## Location

The property is situated in a prominent roadside position in a densely populated residential, retail and commercial area approximately a quarter of a mile north east of Kettering town centre. The property is situated on Lawson Street but fronts the main A4300 Montagu Street / Stamford Road which forms the main route to the town centre from the North.

Other occupiers in the immediate vicinity include Corby Motors, CD Bramall, Formula One Autocentres and Kwik Fit as well as local shops and bars.

## Description

The property currently comprises a car dealership with showroom and workshops but will be redeveloped to provide a new retail and fronting Stamford Road together with a rear unit suitable for roadside / retail, trade counter or automotive use.

The accommodation provided will be as follows:

Retail store: 341 sq m (3,670 sq ft) approx  
Trade Counter Unit 459 sq m (4,940 sq ft) approx

27 on site parking spaces will also be provided.

## Site area

0.46 acres (0.19 hectares)

## Terms

The proposed units are available by way of new full repairing and insuring leases for a minimum of 15years with 5<sup>th</sup> year rent reviews for shell units ready for tenant's fit out.

## Rent

On Application

## Viewing/Information

Contact: **Alfred Bartlett**

Direct Line: **0121 222 4132**

Email: **alfred@bartlettproperty.co.uk**



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# Lawson Street, Kettering, Northants NN16 8XU

