



LEASEHOLD FULLY FITTED RESTAURANT FOR SALE, KETTERING

4-5 MARKET PLACE, KETTERING, NN16 0AL

- 100 cover restaurant next to Loungers and Prezzo
- Prime position in the market square
- Impressive frontage and high ceilings
- Fully fitted to high standard
- Kettering population circa 96,000

**TO LET - GUIDE RENT - £65,000 PER ANNUM
SUBJECT TO CONTRACT**

COUNL406

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Location

Kettering has a population of circa 96,000 (2014) and is part of the Northamptonshire towns.

The restaurant is located on Market Place next to Loungers and close to Prezzo, which abound a market square.

A location plan is below.

Description

Fully fitted restaurant forming the ground and part of the first floor of a former multi-storey building constructed circa 1970. Part of the first and second floors have been mothballed. Emergency access to rear. Rear extraction to rooftop level.

The restaurant is currently closed for business but remains fully fitted.

Accommodation (refer to plans attached)

Ground floor restaurant with circa 100 covers and tall ceilings. Full trade kitchen with mechanical extraction, wash-up and food prep areas, dry and chilled storage, disabled WC.

First floor manager's office, customer toilets and storage. Large function area available.

Furniture & Equipment

A premium of £30,000 will be required for the furniture and equipment, excluding plant and mechanical extraction.

FLOOR AREAS (areas not measured but deduced from the VOA website and are therefore approximate)

Ground floor restaurant	3,300 sq ft
First floor restaurant	1,500 sq ft
First floor unused	1,200 sq ft
Second floor unused	<u>1,400 sq ft</u>
Total	<u>7,400 sq ft</u>
Site area	3,700 sq ft

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Tenure

The entire property is held leasehold on fully repairing and insuring terms for a term of 25 years from 13th September 2017 at a passing rent of £65,000 per annum subject to review September 2022 and every 5 years thereafter.

Permitted use restaurant and bar with diners.

A new sublease will be offered for a term expiring September 2042 with rent reviews in 2027 and ever 5 years thereafter.

Service Charge

Circa £15,000 per annum.

Licensing

Licensed to sell alcohol between the hours of 9:00am and midnight.

[Link to Premises Licence - Wildwood, Kettering](#)

Rating Assessment

Restaurant and premises - £29,750 with effect from April 2023.

Planning

Not listed but in Kettering Town Conservation Area.

Exclusions

Anything associated with the brand name Wildwood, electronic tills, computers, stock and smallwares.

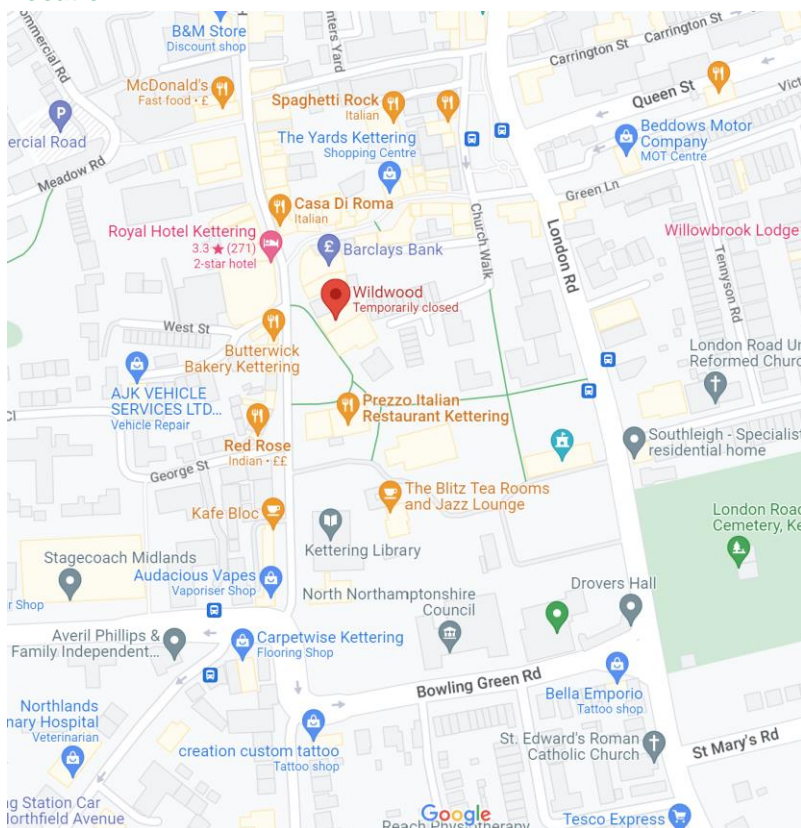
EPC

Available upon request.

Viewing

For further information please contact Richard Negus Tel: 07850 642808 or email: richard.negus@agg.uk.com

Location



Source: Google Maps. Not to scale - Provided for indicative purposes only.

Street View

[Link to Street View - Wildwood, Kettering](#)

Internal Photos

