



KETTERING, RESTAURANT - TO LET

4-5 MARKET PLACE, KETTERING, NN16 0AL

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

**TO LET - GUIDE RENT £40,000 PER ANNUM
SUBJECT TO CONTRACT**

COUNL406

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Location

Kettering is a market and industrial town located 67 miles north of London and 15 miles north-east of Northampton. The town has a population of circa 63,000 (2021 Census) and combined with the three smaller outer lying towns has a population of circa 93,000. Kettering 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, the location of many public events throughout the year

The restaurant occupies a prominent and elevated position at the top of the market square.

A location plan is below.

Description

Restaurant benefits from a wide frontage and forms the ground and part of the first floors of a multi-storey commercial building constructed circa 1970. The upper parts are unoccupied and are available to let in addition to the restaurant. Emergency access to rear. Rear extraction to rooftop level.

The restaurant is currently closed for business.

Accommodation (refer to plans attached)

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

Most of the furniture and equipment have been removed but the restaurant benefits from fixtures, fittings, electrical and mechanical plant, air conditioning, heating and extraction.

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

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	1,400 sq ft
Total	7,400 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 ground and part of the first floor, forming the restaurant, are available to let on a new 15 or 20 year full repairing and insuring lease, at a guide rent of £40,000 per annum, subject to reviews every 5 years. Permitted user restaurant and ancillary bar.

The additional empty office space above is also available to let.

Service Charge

A service charge will be payable in respect of the common parts of the building.

Licensing

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

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

Rateable Value

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

Planning

It has been ascertained that the property is not listed but lies within Kettering Town Conservation Area.

Exclusions

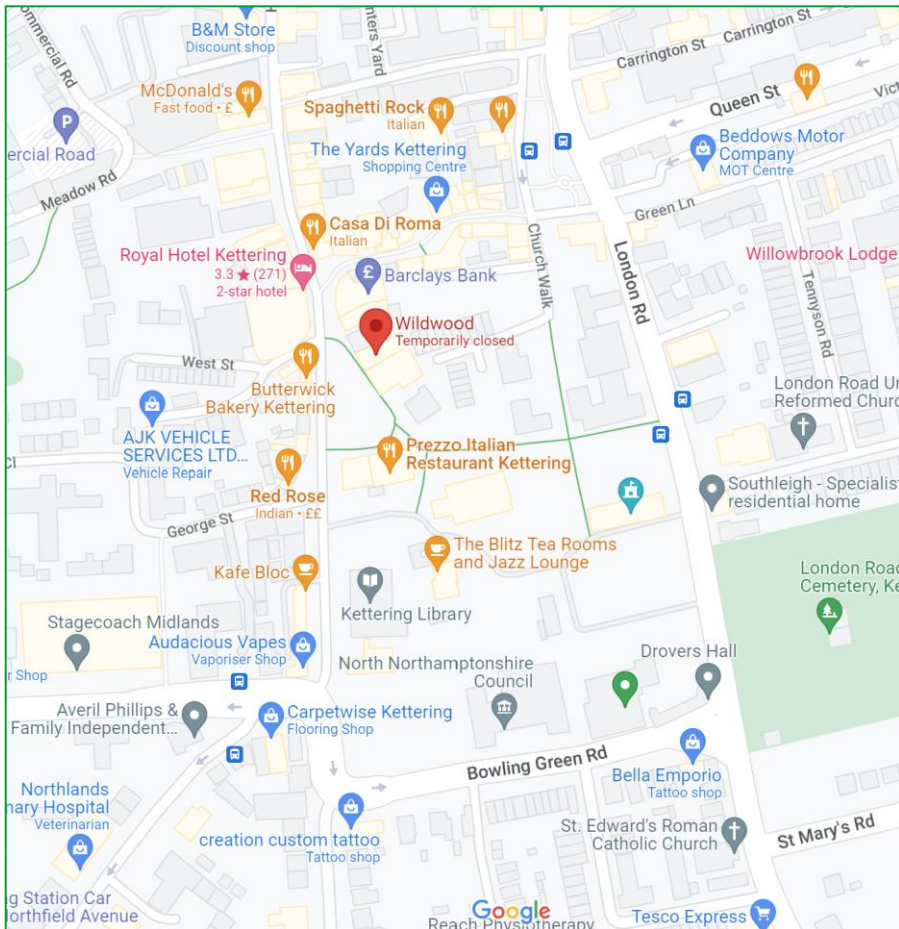
Anything associated with the brand name Wildwood will be excluded from the letting, but any furniture and equipment left on the property will be available to the new occupier, subject to the new tenant providing suitable security to the landlord.

EPC – Rated D - [Link to EPC certificate](#)

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 (some furniture may have been removed by the previous tenant)

