

23 Gold Street | Newlands Shopping Centre | Kettering | NN16 8JA



# Prime Shopping Centre Unit

## New Lease Available from April 2025

### Ground floor sales

87.80m<sup>2</sup> (945ft<sup>2</sup>)

- Prime retail destination with a mix of national and independent retailers including **H&M, TK Maxx, Poundland, Pandora, JD, Greggs, Costa Coffee, and Specsavers.**
- Access to substantial annual footfall in excess of 5.6m per annum and a borough population of circa 80,000
- Parking facilities for 305 cars
- Regular on site events
- Access to centre marketing and social media
- **Lease:** New lease available
- **Rent:** £24,500 per annum exclusive of VAT
- **Service Charge:** £11,000
- **Rateable Value (2023):** £13,250



# TO LET



Location



Gallery



Contact





## Accommodation

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	87.80	945
First floor stores	65.68	707
<b>Total</b>	<b>153.48</b>	<b>1,652</b>

## Planning

The current planning use is **Class E** and can therefore be used for the following uses:- retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

## Legal Costs

Each party to be responsible for their own legal fees in connection with the transaction.

## EPC

A copy of the Energy Performance Certificate is available on request.

## Business Rates

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.



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## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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