

## FOR SALE

### REFURBISHMENT/CONVERSION OPPORTUNITY

**26-29 MARKET STREET  
KETTERING  
NORTHANTS NN16 0AH**

#### LOCATION

Kettering is a bustling town situated 15 miles north of Northampton off A14/A43 with a population of 80,000 and a wider catchment of c.100,000.

The property is in the town centre, next to Barclays Bank, in an area popular with niche retailers and close to the Food Quarter with major outlets such as Loungers and Prezzo.

#### DESCRIPTION

The property is of traditional brick construction under a pitched tiled roof.

#### ACCOMMODATION

##### 26 – 27 Market St

Ground floor: 37.95 m2  
First floor: 32.15 m2  
Basement: 20.55 m2

##### 28 Market St

Second floor: 53.66m2

##### 29 Market St

Ground floor: 21.6 m2  
First floor: 18.99 m2  
Basement: 19.8 m2

Total 204.7m2 (2,204 Sq.Ft.)



#### TERMS

The premises are offered for sale freehold at a price of £300,000 exclusive of any VAT the vendor may have a duty or choose to impose.

#### RATES

26-27 Market St Rateable Value:	£6,900
28 Market St Rateable Value:	£2,650
29 Market St Rateable Value:	£3,850

#### SERVICES

Electricity, water and drainage. None tested.

#### ENERGY PERFORMANCE CERTIFICATE

26-27 Market St Rateable Value:	D (86)
28 Market St Rateable Value:	E (124)
29 Market St Rateable Value:	D (94)

#### VIEWING

Strictly by prior appointment  
with the Joint Sole Agents:

STEPHEN CHOWN

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SAMANTHA JONES

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