

# FOR SALE / TO LET



## Thornton House, 1 Goode Court, Kettering, Northants NN15 5BZ



Former Childrens Centre Premises  
1,088 SqFt (101.08 SqM)

- ▼ Detached premises
- ▼ Prominent corner location
- ▼ On site car parking and secure rear garden
- ▼ Suitable for a variety of users S.T.P.

**For Sale £160,000 exclusive**  
**Rent £12,650 per annum exclusive**

Offices also at: ▼ Northampton ▼ Peterborough

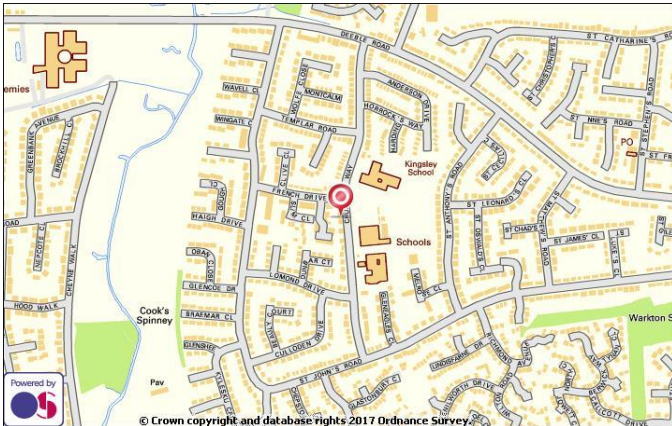


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## Thornton House Childrens Centre, 1 Goode Court, Kettering, Northants NN15 5BZ

### LOCATION PLAN



### LOCATION

The property is located on the corner of French Drive and Goode Court off Churchill Way within the Ise Lodge Housing Estate which is one of the largest housing estates in the area and is in close proximity to school premises, retail parades and a dental practice.

### DESCRIPTION

The property has been relatively recently constructed as part of the redevelopment of the former Thornton House property planning having been given in 2010. It is a detached building constructed under a mono pitched roof to the main part of the building and pitched roof to the side extension with a secure garden area.

Internally the property is fitted with a large reception area with male and female/disabled wc's off and three ground floor office areas, a kitchen and small utility cupboard. Heating is via a gas fired under floor heating system

There is on site car parking for four cars.

### ACCOMMODATION

The property has been measured on a net internal area basis as follows:-

Reception entrance area:	345 sq.ft.	(32.07 sq.m)
Storage utility area:	58 sq.ft.	(5.4 sq.m)
Offices:	567 sq.ft.	(52.66 sq.m)
Kitchen:	118 sq.ft.	(10.95 sq.m)
<b>Total area approx.:</b>	<b>1,088 sq.ft.</b>	<b>(101.08 sq.m)</b>

### TERMS

The property is available freehold with vacant possession with figures sought in the region of £160,000 exclusive of VAT that may be applicable.

Alternatively leasehold proposals may be considered at a rent of £12,650 per annum exclusive.

### TOWN AND COUNTRY PLANNING

The property was constructed as part of a larger development proposal under KET/2010/0001 as part of a development of No.30 residential dwellings plus childrens centre.

Any prospective occupier should make their own enquiries to the Kettering Borough Council Planning Department on 01536 410333.

### RATES

The rateable value identified from the valuation office website is £13,250.

The standard business rate multiplier for the financial year 1st April 2017 - 31st March 2018 for properties with a rateable value figure below £51,000 is 46.6p in the £. This will give a rate payable figure assuming no transitional relief or premium of £6,174.50.

However, qualifying occupiers using the property as their sole location may be entitled to small business rates relief paying a reduced figure.

Any prospective occupiers should contact the Kettering Borough Council on 01536 410333 to check details.

### LEGAL COSTS

Each party to bear their own in respect of a freehold disposal or the ingoing tenant is expected to bear the proper and reasonable legal costs incurred in the preparation of the lease and counterpart.

### SERVICES

We understand that all mains services are connected including electric, gas and water. Budworth Hardcastle has not tested any of the available services and interested parties are advised to make their own investigations.

### EPC

the property has an EPC rating of D/76.

### VIEWING

Strictly via the sole agents:-

Gilbert Harvey: gharvey@budworthhardcastle.com  
Amanda Lawrence: alawrence@budworthhardcastle.com

