The unique opportunity to acquire the former Kettering Police Station and Social Club situated in the town centre of Kettering. Based within a site measuring approximately 0.8 acres, this plot offers a multitude of development opportunities subject to planning.

- Prominent location
- Excellent development opportunity STP
- Walking distance to Kettering town centre
- Secure parking area to the rear of building
- Stone built social club with parking

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FOR SALE - Former Police Station and Social Club

Location
Kettering is a rapidly expanding town in Northamptonshire, with excellent road links to the A43 and A14, giving access to the M1 and A1 motorways. With Leicester, Northampton and Peterborough all within a close proximity.

The site is located within The Cultural Quarter and is noted as being the southern gateway to the town centre and for much of the south and east of the town.

Kettering railway station is approximately a ten minute walk from the property, from which London St Pancras can be reached within an hour.

Description
The former Kettering Police Station comprises a three-storey brick building.

The building incorporates office and storage accommodation with associated communal areas, a floor layout plan is available on request. Externally the site provides an extensive secure gated yard together with several garages.

The building is currently connected via a single storey link and lower level basement access to the former magistrates court to be blocked accordingly.

The former social club, located to the north of the plot is a single storey, stone built building with a tiled pitched roof over. The interior comprises a spacious open plan social area with open bar and vaulted ceilings. In addition there are male and female toilet facilities, a kitchen area, an office and storeroom. This building has its own allocated parking area to the rear and faces the refurbished bus shelter pick up and drop off points.

Both buildings benefit from their town centre location, extensive parking spaces and development potential subject to planning.

The rear yard features ample parking bays, garages and with a right of way for access to the Magistrates court.

Accommodation
Floor plans are available within the Data Room showing the size and current layout of the Property.

Guide Price
Price on application

Tenure
The property is available for sale freehold with vacant possession.

Legal Costs
Each party to bear their own legal costs.

VAT
The property is not elected for Valued Added Tax (VAT).

Business Rates
Former Police Station: £60,500
Social Club: £3,850

Rateable Value £64,350
Rates Payable £30,492

2019/2020 Rates Payable 49.1p / 50.4p in the £.

Services
Mains electricity and water are available, however we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

Data Room
A data room has been created which contains, title documents, floor plans, EPC’s and other salient documents and information. Access provided on request.

EPC
The Energy Performance Ratings of the property are as follows;
Former Police Station: D
Social Club: E

Energy Performance Certificates are available to be viewed within the data room.

Anti-Money Laundering
Any prospective purchaser will be required to submit information to comply with Anti-Money Laundering Regulations.

Viewings
Strictly by prior arrangement with the sole agent.
Approximate Travel Distances

Locations
- Corby (7 miles)
- Northampton (14 miles)
- Leicester (27 miles)

Sat Nav Post Code
- NN15 7QP

Nearest station
- Kettering Railway Station

Nearest Airport
- Birmingham

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