

# **HIGH STREET**

## **KETTERING**

MIX-USE COMMERCIAL COMPLEX  
LOCATED ON THE BUSY HIGH STREET KETTERING  
Next to the Restaurant Quarter  
and the main shopping Square



ALL VISUALS ARE PROPOSED AND SUBJECT TO CHANGE

THERE'S SOMETHING FOR EVERYBODY



ROOFTOP GARDEN AND VIEWING GALLERY



FOOD COURT

SHOPPING CENTRE

ENTERTAINMENT

BUSINESS CENTRE

SMALL BUSINESS UNITS

ROOF GARDENS

LET'S WALK YOU THROUGH.....

# KETTERING

Located 70 miles (113 km) north of London and 15 miles (24 km) north-east of Northampton, west of the River Ise, a tributary of the River Nene.

2.5m accessible population

Kettering on the A43 dual carriageway which provides direct access to J7 of the A14 within 1.8 miles.

Kettering has excellent rail links to London St Pancras International with a journey time of approximately 1 hour.

NEIGHBOURHOOD

## HAPPENINGS AROUND

Many activities take place around Kettering, Kettering Markets is one of them. Kettering Markets are setup weekly on the high street. It attracts huge number of people from and around the town and results in the high footfall.



LOCAL PLACES OF INTEREST



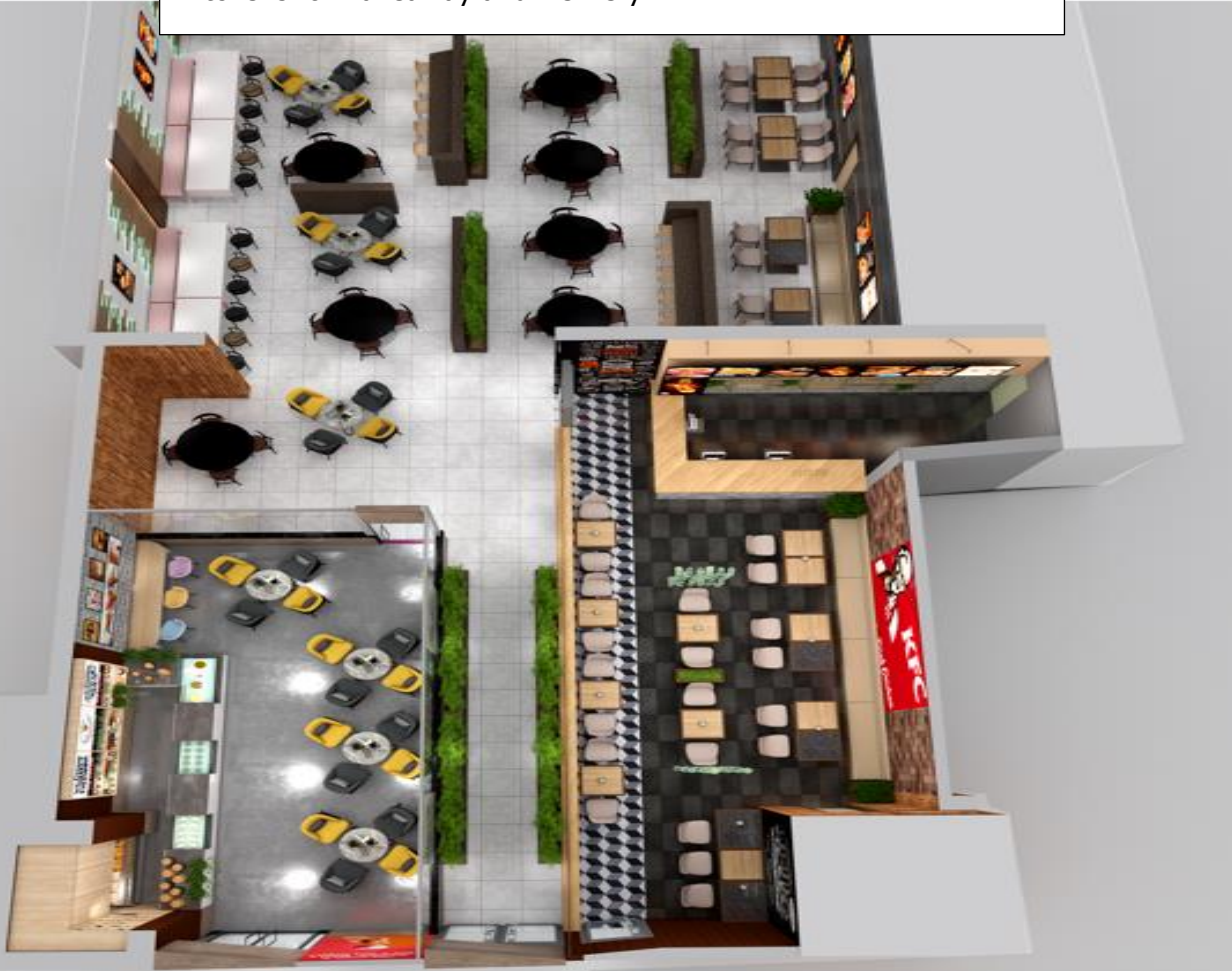
## GROUND FLOOR FRONT FOOD COURT AREA

Potential use:

Food and Drink

Shops

Kitchens for Takeaway and Delivery

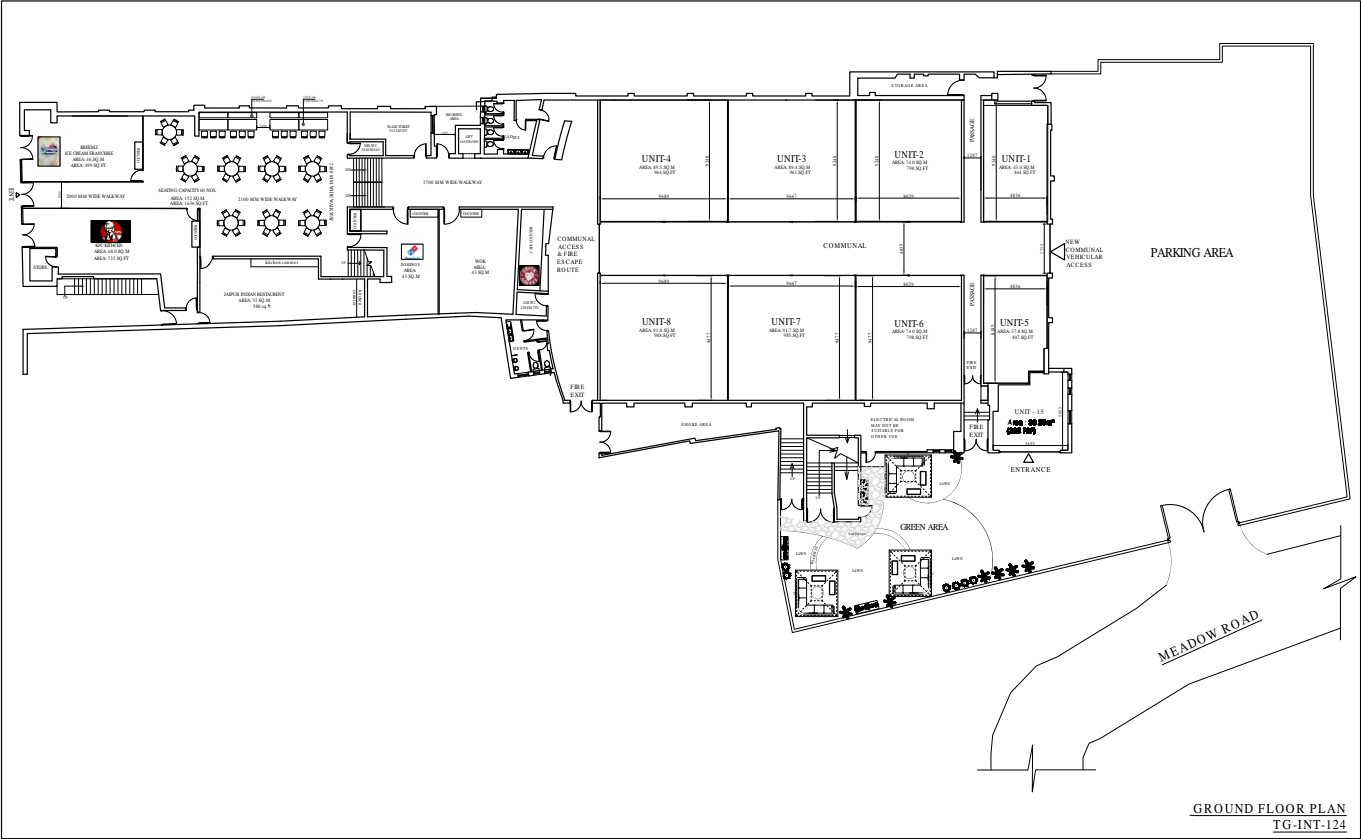




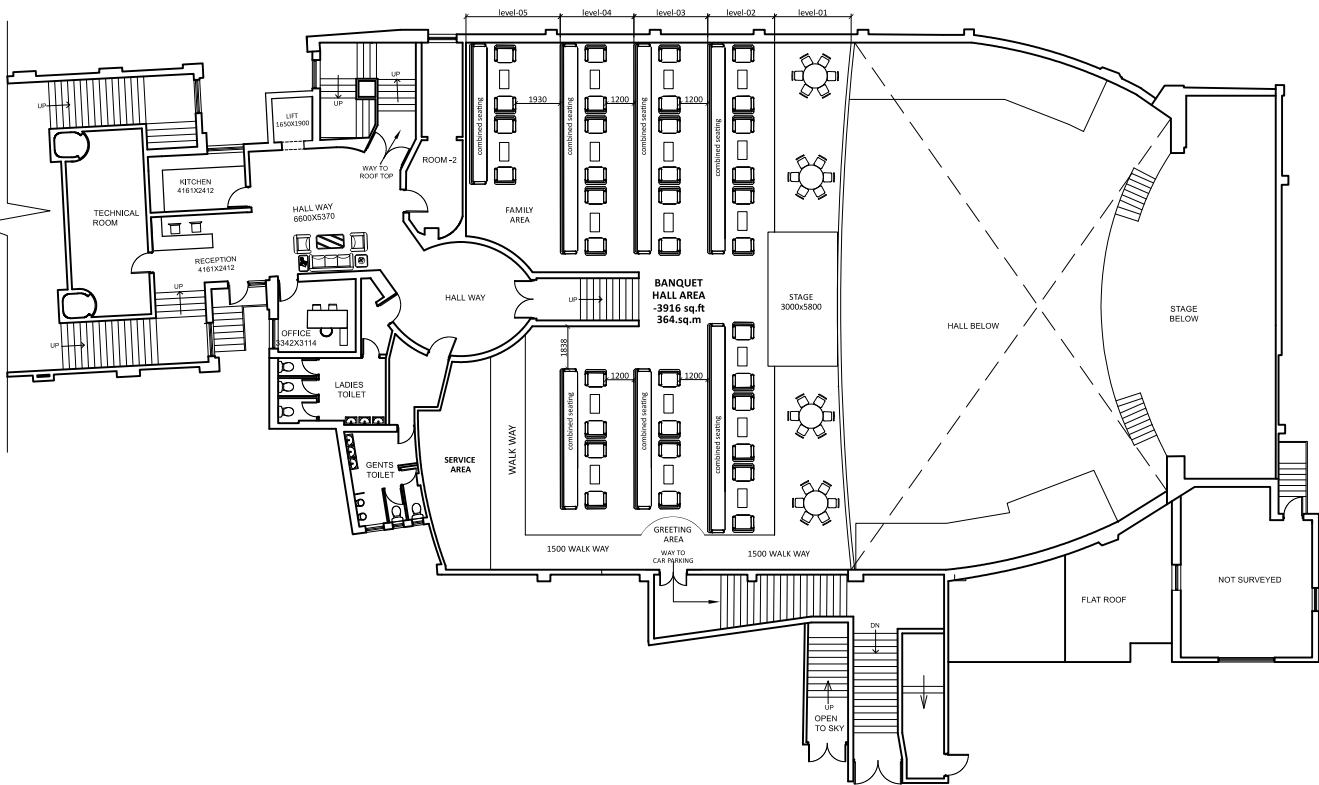


BUSINESS UNITS IN REAR HALL

- Proposed use:  
Workshops  
Trader Counters  
B2B Trade Units  
Health and Fitness  
Community halls  
Education  
Kitchens  
On-Line Shops



Potential use:  
Restaurant/Events  
Fitness/Gym  
Theatre/Education  
Business Centre



**FIRST FLOOR PLAN**  
**TG-INT-124**

ROOF GARDEN AND VIEWING GALLERY  
Restaurant – Lounge - Cafe

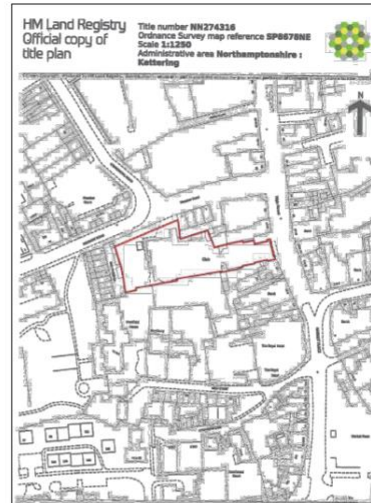




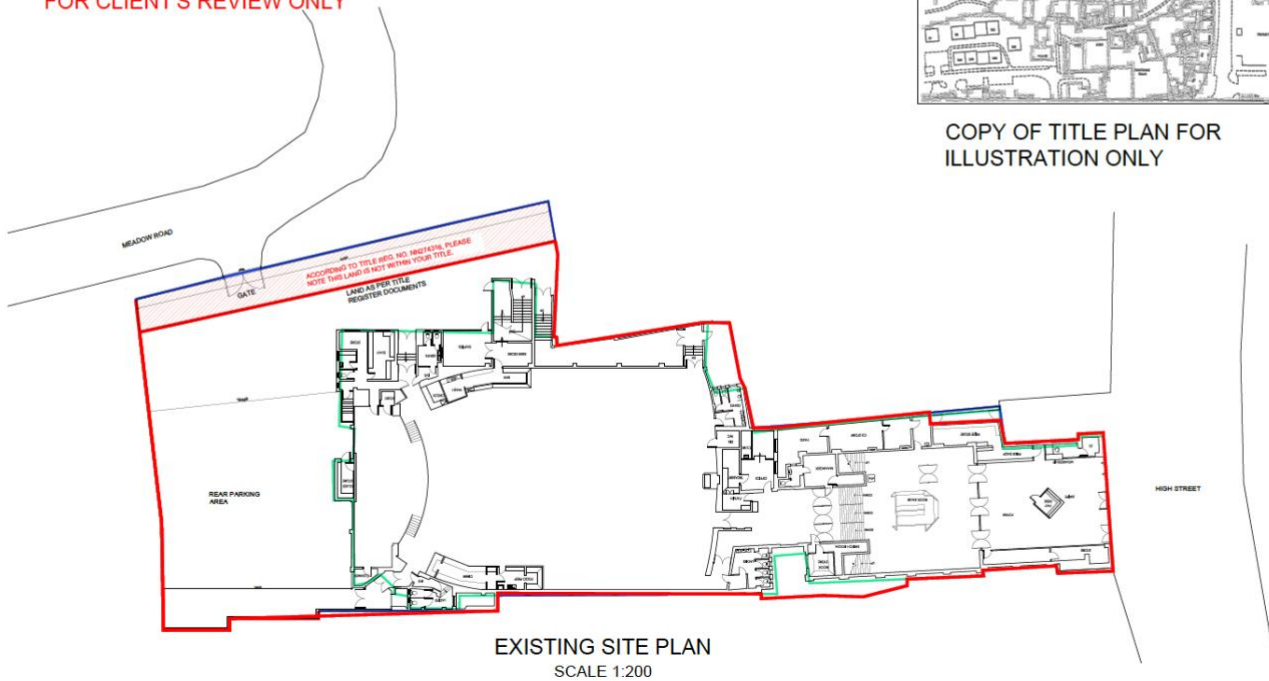
REAR CAR PARK AND DELIVERY DOORS



2020.08.27 - DRAFT DRAWINGS  
FOR CLIENT'S REVIEW ONLY



COPY OF TITLE PLAN FOR  
ILLUSTRATION ONLY



	<b>HIGH STREET KETTERING PROJECT 2021</b>			
	<b>ALL OFFERS SUBJECT TO CONTRACT AND TERMS OF CONDITIONS</b>	<b>Approx Sq Ft Area - incl. part common area</b>	<b>Rent per month</b>	<b>EARLY BIRD PRE- BOOKING</b>
Unit No.	<b>Ground floor (High Street) FOOD COURT</b>			
1	Pizza and chicken shop	800	1,800	1,500
2	Desert and ice cream shop	600	1,500	1,200
3	JAIPUR - Indian restaurant	500	1,800	1,500
4	Pizza Kitchen 1	500	800	600
5	Wok Kitchen 2	500	800	600
	<b>First Floor</b>			
11	banqueting Hall/Fitness	5000	3,500	2,500
	<b>Roof gardens</b>			
21	Lower Level - Restaurant	1200	1,800	1,500
22	Upper Level - Shiesha Bar	2000	2,500	1,500
	<b>Rear main hall</b>			
6	Café and Play area	500	1,000	800
7	Garden resurant	500	1,800	1,500
31	Unit 1 - Retail	600	800	800
32	Unit 2	900	900	800
33	Unit 3	1000	1,000	800
34	Unit 4	1000	1,000	800
35	Unit 5 + 15 - Retail	800	1,000	800
36	Unit 6 + Rear storage	1000	1,000	800
37	Unit 7	1000	1,000	800
38	Unit 8	1000	1,000	800

**ALL ENQUIRIES AND TO ARRANGE VIEWING**



**Strictly by appointment only  
07918 163 573 – 07397 797032**

Email [info@hanifproperties.com](mailto:info@hanifproperties.com)

**WALK THROUGH VIDEOS**

[https://www.youtube.com/watch?v=4Qsct\\_ikiL0](https://www.youtube.com/watch?v=4Qsct_ikiL0)

[https://youtu.be/qJ\\_c6EG7UNQ](https://youtu.be/qJ_c6EG7UNQ)

**Building walk through from Street**

<https://youtu.be/hqmodTt1NSU>