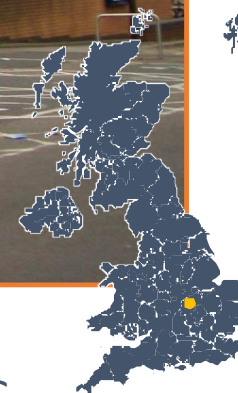


KETTERING

ROCKINGHAM ROAD, NN16 8JY



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LOCATION

Kettering is a town in Northamptonshire, located approximately 24.1 km (15 miles) north-east of Northampton, 43.5 km (27.0 miles) south-east of Leicester, 51.5 km (32.0 miles) south-west of Peterborough, and 43.5 km (27.0 miles) north of Bedford.

The A14 dual carriageway runs to the south and west of Kettering providing access to the M1 (Junction 15) and the M6 (Junction 1) approximately 32.2 km (20.0 miles) to the west, and the M11 at Cambridge to the east. In addition, the A6 runs through the town connecting Bedford and Luton to the south with Leicester to the north.

LOCATION AND COMPETITION MAP



DEMOGRAPHICS AND COMPETITION

A population of 47,609 people live within a 10 minute drivetime of the property increasing to 79,774 in the 15 minute profile.

Key Indicators show a level of affluence is marginally below the UK average. The majority of the population (49.2%) comprise the top two social grades (AB and C1) compared to a UK average of 53.6%. Both ership and home ownership are above the national average.

The property is one of four large stores in the locality. The nearest competitor is a 7,617 sq. m (81,993 sq. ft) Morrisons located near Lower Street, around 500 meters away on A4300. This store is larger than the Sainsbury's store. Another nearby competitor is a 7,234 sq. m (77,867 sq. ft) Asda Superstore located on Northfield Avenue.

Other direct competition comes from a 10,323 sq. m (111,117 sq. ft) Tesco Extra store located on the southern fringe of the town, on Carina Road.

SOCIAL GRADE	AREA %	UK AVERAGE	INDEX
AB	20.1	22.7	89
C1	29.1	30.9	94
C2	24.4	21.1	116
DE	26.4	25.4	104

MAP	STORE	POSTCODE	SQM	SQFT
	Subject Property	NN16 8JY	5,212	56,101
	Morrisons	NN16 8AN	7,617	81,993
	Asda Superstore	NN16 9HU	7,234	77,861
	Tesco Extra	NN15 6XB	10,323	111,117

Supermarkets over 40,000 sqft GIA

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DESCRIPTION

The property comprises a purpose built food store with adjacent petrol filling station totaling approximately 5,212 sq. m (56,101 sq. ft). The store was built in the circa early 1990s.

Construction is of steel frame with brick infill/glazed elevations under a flat mansard roof. General condition is reasonable commensurate with the age and use of the property.

There are 428 car spaces giving a parking ratio of 1:12 sq. m (1:131 sq. ft) . Customer access is provided in both directions from Northall Street and Rockingham Road. Servicing is from Rockingham Road only to the side of the property.

The site totals approximately 2.23 hectares (5.510 acres).

TENURE

Freehold



KEY STORE SERVICES

