





To Let

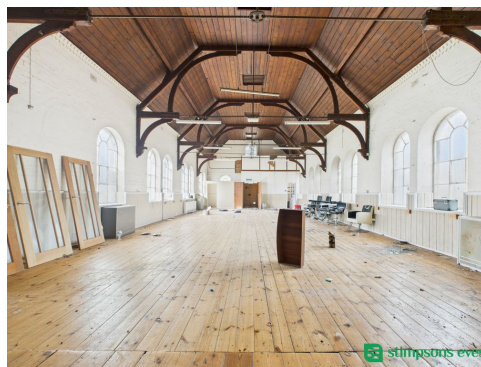
The School Hall, Meeting Lane, Rothwell, Northants, NN14 6AN

 £45,000 per annum

 3,600 Sq Ft | 334 Sq M

 Grade II* former 19th-century church school hall arranged over two floors. The first floor provides a vaulted main hall with arched windows, timber floors and an adjoining kitchen, while the ground floor offers multiple rooms suitable for storage, offices, treatment rooms or similar, with WC/shower facilities.

 Externally, there is an enclosed garden with pedestrian access from Meeting Lane, with on-street parking nearby. Suitable for wellbeing/fitness, medical/clinic, education/training, office and community-based operators, subject to the necessary planning permissions.



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Location

Situated in the heart of Rothwell, north of Kettering and moments from the A14, the property enjoys excellent regional connectivity within a characterful market town setting.

Terms & Tenure

The premises are available to let on new terms to be agreed at a rent of £45,000 per annum exclusive.

Accommodation

Ground Floor	Ancillary Rooms, Store & Shower Room
First Floor	Foyer, Main Hall & Kitchen

Total Gross Area **Approx. 3,600 Sq Ft / 334.4 Sq M**

EPC

The EPC rating for the property is D

Rates

Rateable Value is TBC. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

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