



NEWLANDS CENTRE

KETTERING, NN16 8JA



Please don't bring cycles, skateboards, scooters
or dogs into the centre, guide dogs welcome
CCTV is in operation for your safety



Welcome

Please push the button
for your convenience



NEWLANDS CENTRE

KETTERING, NN16 8JA

Kettering is one of the leading market towns in Northamptonshire with a borough population of approximately 80,000 people and a catchment of circa 38,000 people within a 12 mile radius.

Kettering has a well-connected road network, serviced mainly by the A14 which connects the town to Northampton (15 miles north) via the M1 motorway and Birmingham (50 miles east) via the M6 motorway. The town also benefits from rail services operated by East Midlands with trains departing every 30 minutes from Kettering to St Pancras International, with an average journey time of 60 minutes.

Kettering is one of the UK's top 5 fastest growing towns with an unemployment rate amongst the lowest in the UK with over 80% of its adults in full-time employment. The home of Kettering Town FC currently in the Southern League Premier Division running 16 teams including ladies, academy and international football programmes.

The Newlands Centre is a 265,614 sq ft covered community shopping centre, with 460 car parking spaces, that dominates the provision of prime retail space within the town. The centre is anchored by H&M, TK Maxx, Boots and Poundland. They are complimented by national retailers including Pandora, JD Sports, Card Factory, Specsavers and Greggs alongside a selection of key independents including the famous Palmers fresh food on Gold Street.



TOTAL FLOOR AREA
265,614 sq ft



% CUSTOMERS VISIT
ONCE A WEEK

75%



NUMBER OF TENANTS

65



FOOTFALL
5.6 million



TRAVEL METHOD
45% travel by car





% CUSTOMERS TRAVEL
< 20 MINS
82%



% CUSTOMERS TRAVEL
< 10 MINS
47%



PURCHASE RATE %
63%



AVERAGE RETAIL
SPEND (£)
23.16



AVERAGE GROCERY
SPEND (£)
18.88



AVERAGE CATERING
SPEND (£)
5.35



AVERAGE TOTAL SPEND
(£)
22.29



% CUSTOMERS DON'T
SHOP ONLINE
38%



AVERAGE DWELL TIME
39 mins



CAR PARKING SPACES
460



UNIT AVAILABILITY

UNIT	GROUND	TOTAL	RENT	RV*	ARP**	ASC***
Unit 16 The Mall	1,928	2,741	P.O.A	£34,000	£16,694	£13,933
Unit 20/22 The Mall	4,783	5,698	P.O.A	£82,000	£41,328	£40,168
Unit 25 Gold St	966	1,725	P.O.A	£29,500	£14,484	£10,381
Unit 29 Gold St	943	1,671	P.O.A	£22,750	£11,170	£9,902
Unit 33 Gold St	1,052	1,713	P.O.A	£24,250	£11,906	£10,145
Unit 24 The Mall	939	1,292	P.O.A	£23,500	£11,538	£8,337
Unit 39 The Mall	2,466	2,466	P.O.A	£38,500	£18,903	£13,984
Unit 7 Gold St	1,655	1,655	P.O.A	£16,750	£8,040	£667
Unit 13 Gold St	2,055	2,055	P.O.A	£18,750	£9,206	£828
Unit 15 Gold St	2,175	2,820	P.O.A	£28,250	£13,870	£1,297
Unit 17 Gold St	13,956	13,956	P.O.A	£98,500	-	£0

*RATEABLE VALUE

**ANNUAL RATES PAYABLE

***ANNUAL SERVICE CHARGE



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Misrepresentation Act These particulars do not constitute part of an offer or contract. They are intended as a guide to prospective purchasers or lessees. All reasonable care has been taken in the preparation of these particulars but their accuracy is not guaranteed. The purchaser or lessees should satisfy themselves as to the correctness. Neither the agents or the vendors or the lessees are to be or become under any liability or claim in respect of these particulars. These particulars are supplied on the understanding that all negotiations are concluded through this office

UNIT AVAILABILITY

UNIT	GROUND	TOTAL	RENT	RV*	ARP**	ASC***
Unit 6 Lower St	2,518	2,518	P.O.A	£10,500	£5,155	£360
Unit 8 Lower St	2,888	2,888	P.O.A	£11,250	£5,523	£1,164
Unit 12 Lower St	713	713	P.O.A	£9,300	£4,566	£287
Unit 26 The Mall	965	1,418	P.O.A	£23,500	£11,538	£9,356
Unit 3, 31-32 The Mall	926	12,725	P.O.A	£130,000	£76,925	£21,491
Unit 34 Newlands St	750	1,202	P.O.A	£8,900	£4,369	£2,314
Unit 1 The Mall	1,168	1,428	P.O.A	£26,500	£13,011	£8,737
Unit 5 The Mall	1,358	1,913	P.O.A	£28,000	£14,405	£11,467

*RATEABLE VALUE

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CENTRE CATCHMENT DETAILS



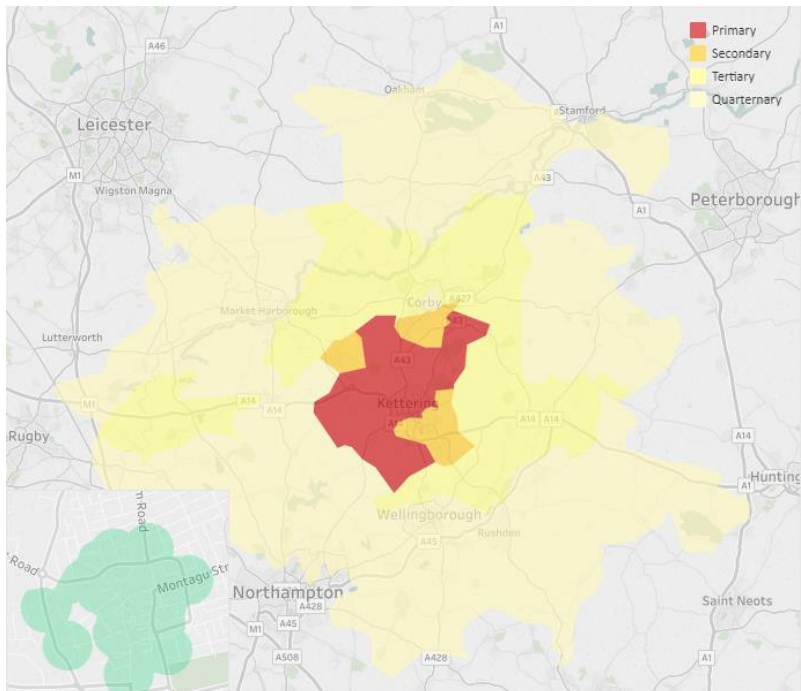
Ranking Comparison

Rank	Centre Name	Spend Potential
12	Nottingham - Giltbrook	£162m
13	Loughborough	£158m
14	Kettering	£129m
15	Grantham	£120m
16	Newark-on-Trent	£105m
17	Northampton - Weston Favell ..	£104m
18	Lincoln - Valentine Retail Park	£104m
19	Spalding - Springfields Outlet	£103m

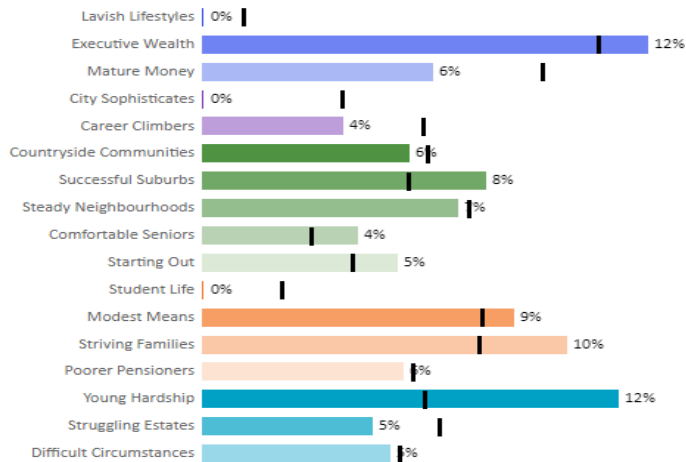
Icon Key

Icon	National Benchmark
	Clothing & Footwear
	Catering
	Convenience Goods
	Durable Goods
	House & Home
	Leisure Goods
	Personal Care
	Personal Goods

Retail Catchment



Acorn Profile



Catchment	Population
Primary	57,602
Secondary	71,154

Retail Mix

