

# Kettering Royal Hotel, Market Place, Northamptonshire NN16 0AJ

- **A Freehold Grade II Listed Former Hotel with Outbuildings and Night Club**
- Forty-Three En-Suite Bedrooms
- Enclosed Car Parking Area
- Total Site Area 0.208 Hectares (0.513 Acres)
- Possible Residential Development potential, subject to obtaining all necessary consents
- Conservation Area

## Vacant Possession



### To View

The property will be open for viewing on Wednesday 30th November and Wednesday 7th and 14th December between 11.00 a.m. – 12.00 noon. These are open viewing times with no need to register. (Ref: PJ).

### Seller's Solicitor

Messrs Eden Solicitors (Ref: Mr Chaudhry).  
Email: [imran.m@edensolicitors.co.uk](mailto:imran.m@edensolicitors.co.uk)

**VACANT – Freehold Former Hotel**



NB. The plan is for identification only. © Crown Copyright, ES 100004106

### Tenure

Freehold.

### Location

The property is situated on the west side of Market Place, at its junction with West Street in the Kettering town centre conservation area. The local amenities of the town centre are all within walking distance. The city of Leicester and the town of Northampton are both accessible, to the north-west and south-west respectively. There is a Rail station within walking distance, providing regular services to London St Pancras and Leicester. The A6013, A6900, A43 and A14 trunk road are all accessible.

### Description

The property comprises a Grade II listed former hotel, together with outbuildings (former stable block) and night club arranged over lower ground, ground and two upper floors beneath a pitched roof. Externally, there is an enclosed parking area to the rear with access off West Street. The property occupies a site area extending to approximately 0.208 hectares (0.513 acres).

### Accommodation

The property was not inspected fully by Allsop. The following information was supplied by the Seller. We are informed that the property provides:

**Ground Floor** – Reception Area, Bar Area, Room, Office, Inner Hall leading to Ladies and Gents WCs, Meeting Room, Private Room, Utility Room, Kitchen, Store Room, Two WCs, Two Linen Rooms, Billiard Room and Bar Area, Former Ball Room

**Lower Ground Floor** – Former Night Club with separate entrance off West Street, Bar Area, Pool Room, Ladies and Gents WCs, Two Further Rooms, Bar Area with Dance Floor

#### Beer Cellars and Glass Rooms

**First Floor** – Bedrooms (1-23 excluding No 13) each with En-Suites

**Second Floor** – Bedrooms 24-43 each with En-Suites

### External

There are various outbuildings to the rear and an enclosed parking area with access off West Street.

### Planning

Local Planning Authority: Kettering Borough Council.

Tel: 01536 410333.

The property may afford potential for residential redevelopment subject to obtaining all necessary consents.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.



