



HENLEY BALCONY | FIRST FLOOR CORBY | NN17 1NL

Location

The premises occupy a prominent trading position on Corporation Street in Corby Town Centre. There are a number of national multiple retailers in close proximity including POUNDSTRETCHER, CARD FACTORY, CEX, GREGGS, ESQUIRES COFFEE and H SAMUEL.

The landlord has continued to invest in the town having recently created a new 470 space surface level car park that serves the town centre. There are over 750 car parking spaces serving Corby Town Centre.

Accommodation

The premises are arranged over ground and first floors providing the following approximate floor areas:-

First Floor	608 sq. ft	56.49 sq. m
Total	608 sq. ft	56.49 sq. m

Term

The property is to be made available by way of a new effectively Full Repairing and Insuring Lease upon terms to be agreed.

Rent

Upon Application.

Service Charge

The current on account service charge for the 2024/2025 period is £2,584.

Rates

Rateable Value (2024): £7,700.

Interested parties are advised to make their own enquires with local authority.



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EPC

Certificate available on request

Legal

Each party is responsible for its own legal costs incurred in this transaction.

SUBJECT TO CONTRACT

Viewing

For further information, please contact :

David Legat

+44 (0) 207 861 5119

David.Legat@knightfrank.com

Mike Bumford

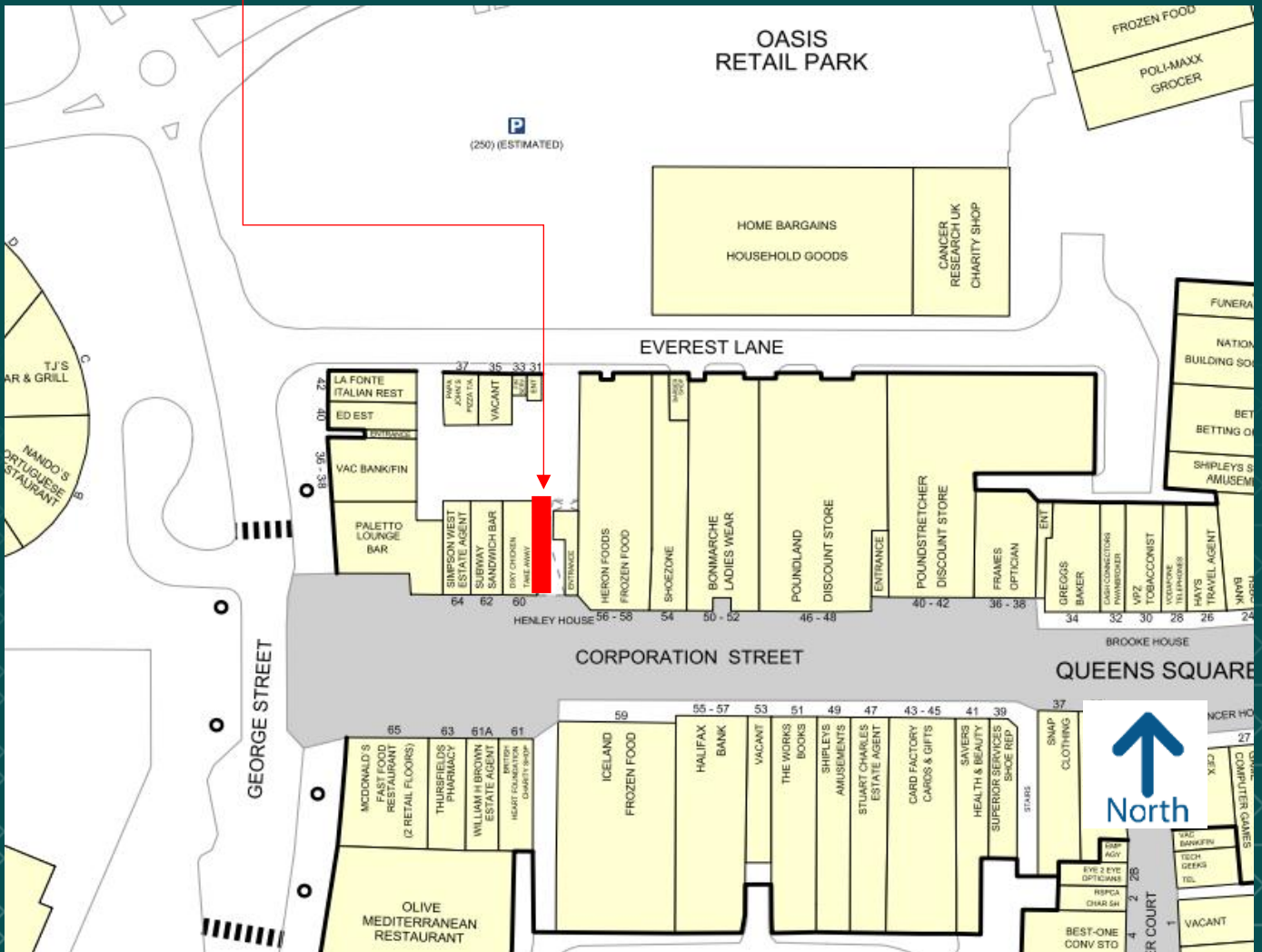
+44 (0) 203 857 1989

Mike.Bumford@knightfrank.com

Alternatively, please contact our Joint Agents at Wright Silverwood.

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Unit accessed from Corporation Street



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