

# 12

## WILLOW PLACE | CORBY | NN17 1BH

### Location

The property is located in a prime trading position in Corby Town Centre. Anchor stores include TK Maxx, Primark, Boots and H&M.

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 now over 750 car parking spaces serving Corby Town Centre. Corby has excellent transport links with Corby Railway Station being located 10 minutes away from the town centre with regular services to London St Pancras taking 1hr 10 mins. Road connections are convenient with the A7 to the south, M1 to the west and A1 to the east.

Corby is recognised as having the fastest growing population of a UK Town outside of London.

### Accommodation

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

Ground Floor	7,763 sq ft	721.2 sq m
First Floor	7,595 sq ft	705.59 sq m
<b>Total</b>	<b>15,358 sq ft</b>	<b>1,426.79 sq m</b>

### Term

Term to be agreed.

### Rent

On application.

### Service Charge

The current on account service charge for the 2025/2026 period is £71,386.

### Rates

Rateable Value (2023): £94,500  
Rates Payable (25/26): £52,448

We suggest that all interested parties should verify the above information with the Local Authority (North Northamptonshire Council – 0300 126 3000).



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RETAIL

## EPC

A copy of the Energy Performance Certification can be made available upon request.

## Legal

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## SUBJECT TO CONTRACT

## Viewing

For further information, please contact :

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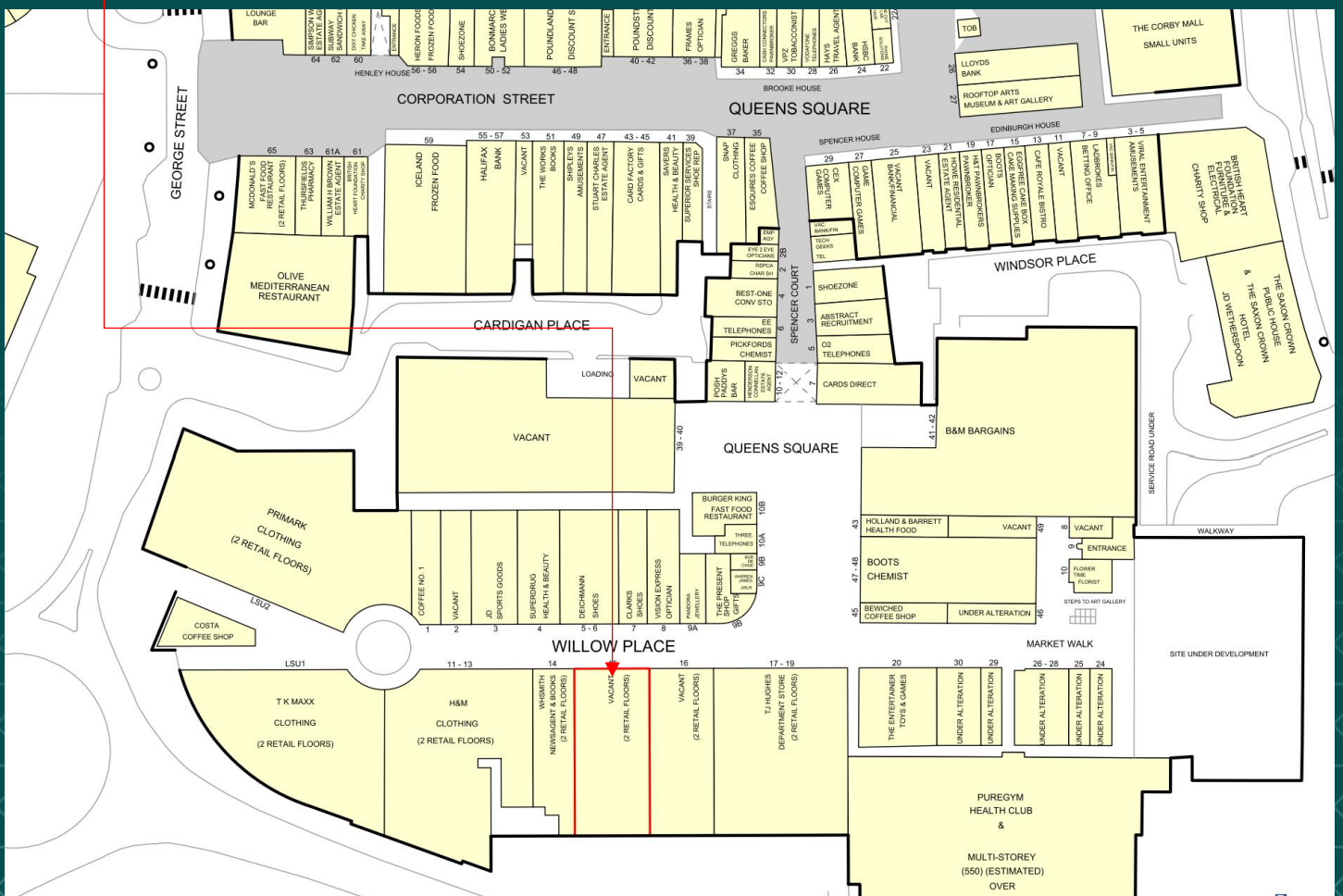
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Alternatively, please contact our Joint Agents at Wright Silverwood.

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CORBY, NN17 1BH



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