

## SPENCER COURT | CORBY | NN17 1NU

### Location

The property is situated in the heart of Corby Town Centre fronting Spencer Court which links Corporation Street to Queens Square and beyond Willow Place. The property is located in close proximity to a number of national multiple retailers including Esquire's Coffee, Shoezone and a newly opened Cards Direct.

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. 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 A14 to the south, M1 to the west and A1 to the east.

### Accommodation

The premises are arranged over ground floor only and provide the following approximate floor areas:-

Ground Floor Sales	920 sq ft	85.47 sq m
First Floor	2,370 sq ft	220.18 sq m
<b>Total</b>	<b>3,290 sq ft</b>	<b>305.65 sq m</b>

### Term

Term to be agreed.

### Rent

On application.

### Service Charge

The current on account service charge for the 2025 period is £16,731.

### Rates

We have made enquiries via the VOA which confirms the rateable value for the premises are as follows:-

Rates Payable (24/25): £14,985.

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

The Energy Performance Asset Rating of the premises currently falls within Category C.

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.

## Viewing

For further information, please contact :

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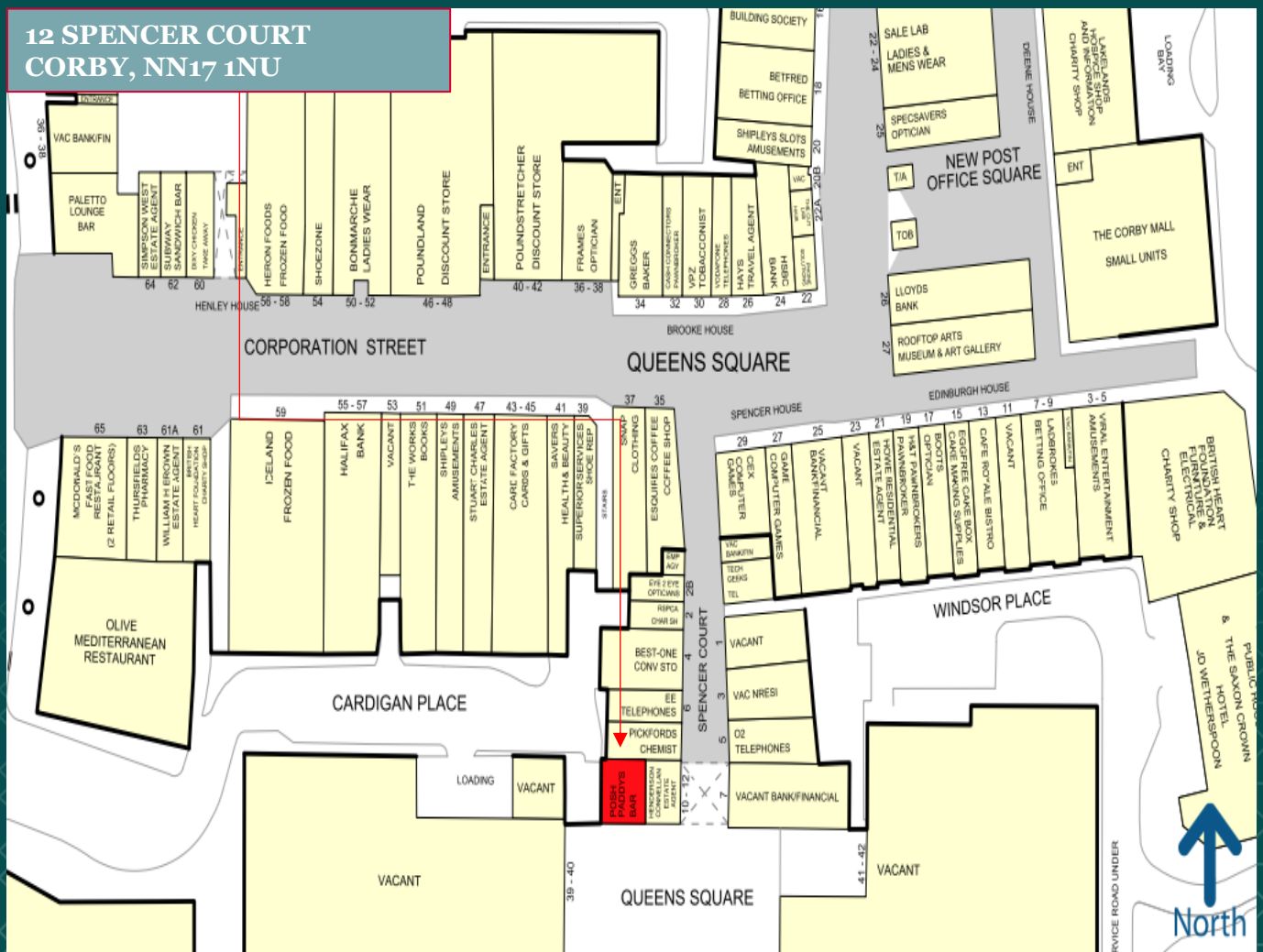
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Alternatively, please contact our Joint Agents at Wright Silverwood.

## SUBJECT TO CONTRACT



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