

14

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 Sales Area	5,859 sq ft	544.32 sq m
First Floor	3,416 sq ft	317.36 sq m
Total	9,275 sq ft	861.68 sq m

Term

Term to be agreed.

Rent

On application.

Service Charge

The current on account service charge for the 2024/2025 period is £41,833.

Rates

We have made enquiries via the VOA, which confirms the Rateable Value for the premises is as follows:-

Rates Payable (24/25): £56,000

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 :

Mike Bumford

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David Legat

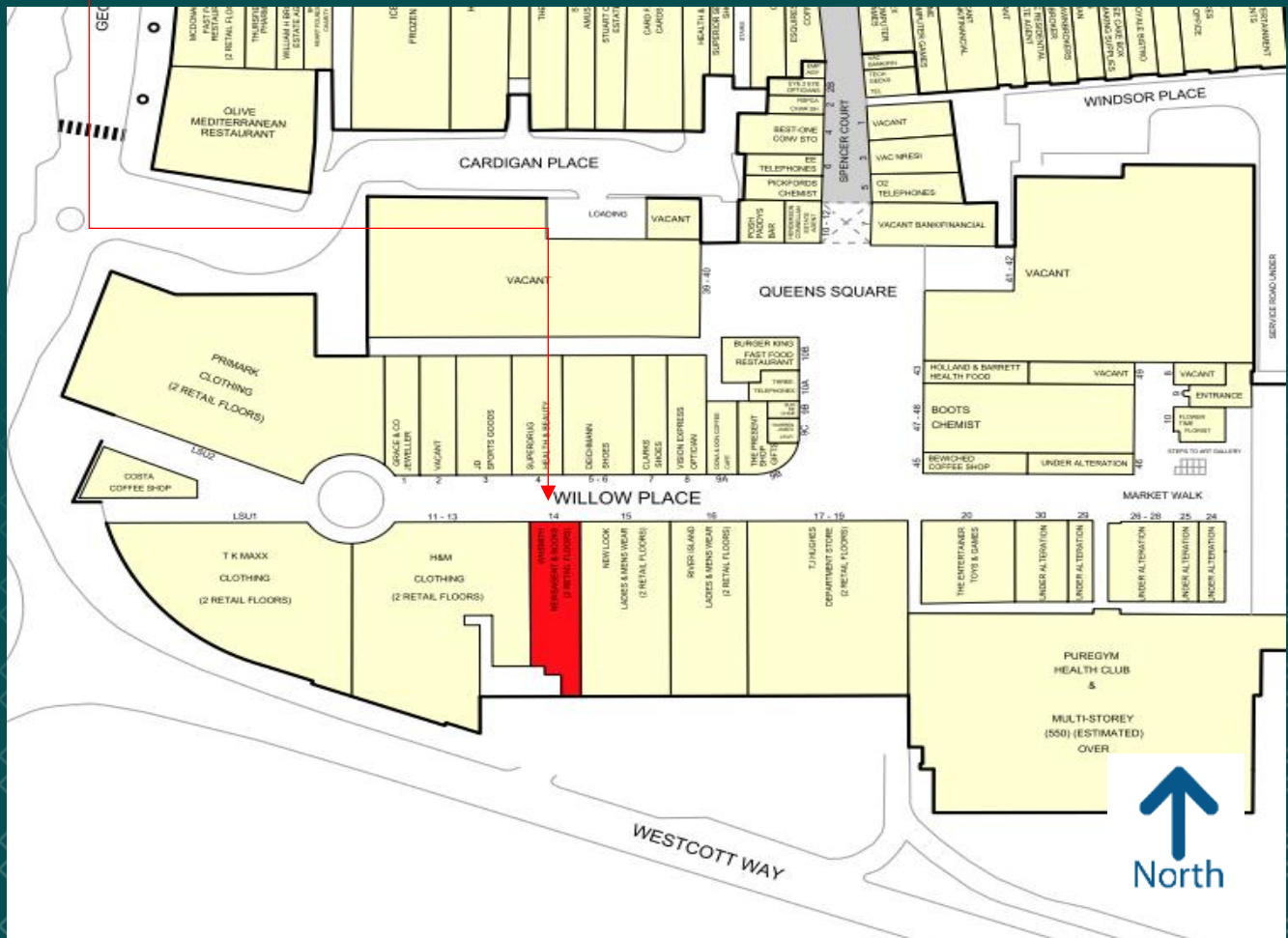
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SUBJECT TO CONTRACT

Alternatively, please contact our Joint Agents at Wright Silverwood.

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CORBY, NN17 1BH



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