

RETAIL UNIT TO LET

CORBYP

3 Spencer Court



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 adjacent to **O2** and in close proximity to a number of other national multiple retailers, including **CEX**, **Carphone Warehouse** and **Wilko**.

Accommodation

The unit is arranged over ground floor providing the following approximate floor areas:

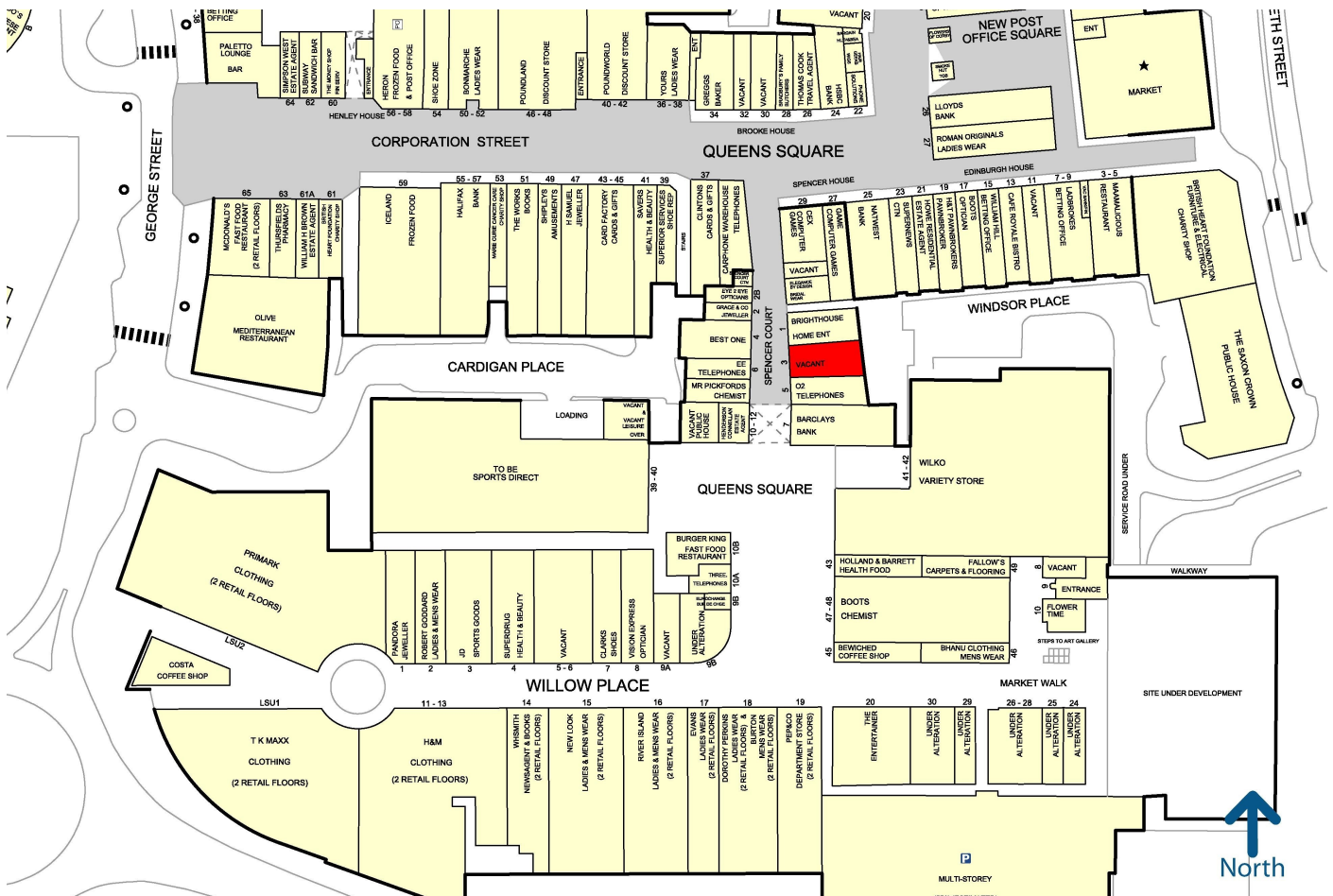
Ground Floor	1,755 sq ft	163 sq m
First Floor Storage	732 sq ft	68 sq m

Rent

Available upon application.

SAVILLS LEEDS

Ground Floor
3 Wellington Place
Leeds LS1 4AP
savills.co.uk



Tenure

The unit is available by way of a new effectively full repairing and insuring lease.

Service Charge

The service charge for 2019/20 is £8,098 per annum.

Legal Costs

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

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£37,750
Rates Payable (2020/21)	£18,838

(Interested parties are advised to make enquiries with the Local Authority)

EPC

C-65.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

Steve Henderson
shenderson@savills.com
0113 220 1206

Josh Howe
jhowe@savills.com
0113 220 1239

or via our joint agents
Wright Silverwood
0121 454 4004

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

May 2021

savills