

TO LET

- Suitable for Retail or Leisure
- First floor retail unit
- £10,000 per annum exc.
- 629 sq ft (58.44 sq m)
- Overlooking the prime retail location



First Floor Retail Unit

**1 Henley House, Corporation Street, Corby, Northants
NN17 1NQ**

Location

Situated in the busy Corby New Town and overlooking the pedestrianised and busy Corporation Street. Neighbouring retailers include H Samuel, Poundland and Greggs. Corby Town Shopping generates fantastic footfall in excess of 150,000 people per week.

Description

First floor retail unit.

Accommodation

	sq m	sq ft
First Floor	58.44	629

(Measurements are quoted on a Net Internal basis, in accordance with the RICS Code of Measuring Practice.)

Planning

Corby Council advise that the premises have planning consent for use within Class A1 Retail under the Use Classes Order 1987. Other uses would be subject to planning permission.

Tenure

New lease available on terms to be agreed.

Rent

£10,000 per annum exclusive of rates and other outgoings.

Rates

Rates Payable: £2,260 (rate relief may be available)
Rateable Value: £4,800

Legal Costs

Each party to bear their own costs.

Service Charge

The on account service charge budgeted for the current year (2013/14) is £1,515.

Value added tax

All sums quoted exclusive of VAT if applicable.

Viewing

By appointment with the joint agents.

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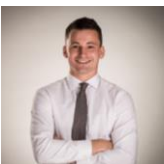
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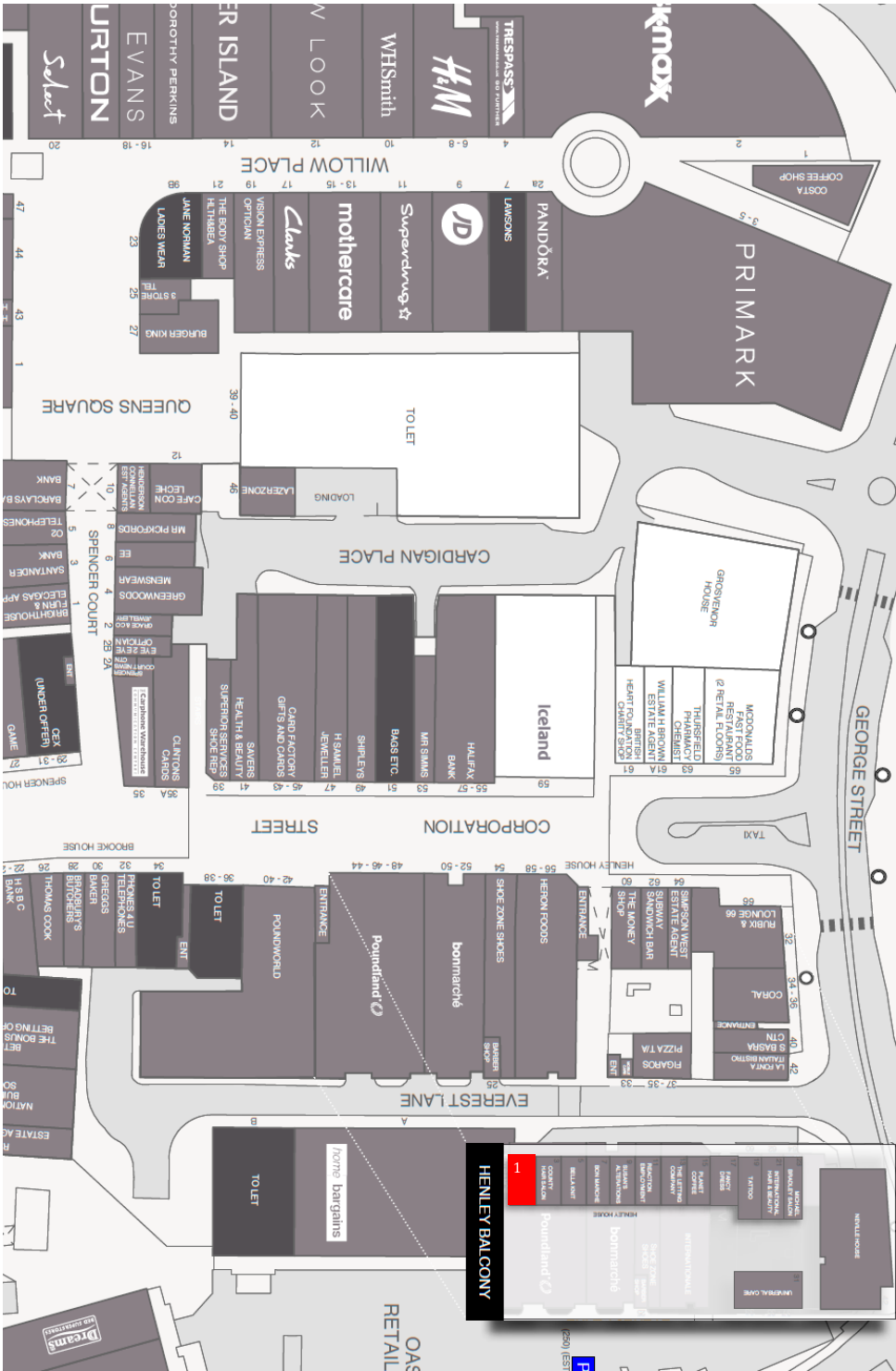


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