

**SHOP UNIT AVAILABLE TO LET
SUBJECT TO VACANT POSSESSION**

**27 CORPORATION STREET
CORBY
NN17 1NG**



LOCATION

The premises occupy a prominent trading position located adjacent to **NAT WEST BANK** and **CEX** on Corporation Street in Corby Town Centre. This location also benefits from very strong prominence from the busiest mall in the centre. There are a number of national multiple retailers in close proximity including **CARD FACTORY** and a newly opened **VODAFONE**.

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.

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

ACCOMMODATION

The premises are arranged over ground comprising of the following approximate floor areas:-

Ground Floor Area 1,393 sq ft 129.41m²

TENURE

The property is to be made available by way of a new effectively Full Repairing and Insuring Lease upon terms to be agreed.

RENT

£32,500 pax.

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.

SERVICE CHARGE

The current on account service charge for the 2020/2021 is £4,204.43p. There is also an insurance charge of £275.54p for the year end October 2021.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

**Rateable Value
(2017 Assessment) £23,250**

We suggest that all interested parties should verify the above information with the Local Authority (Corby Borough Council - 01536 46400), as transitional relief may be applied to Rates Payable.

LEGAL COSTS

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

VIEWING

Viewing is strictly by prior appointment with the Joint Retained Agents.

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Simon Smith
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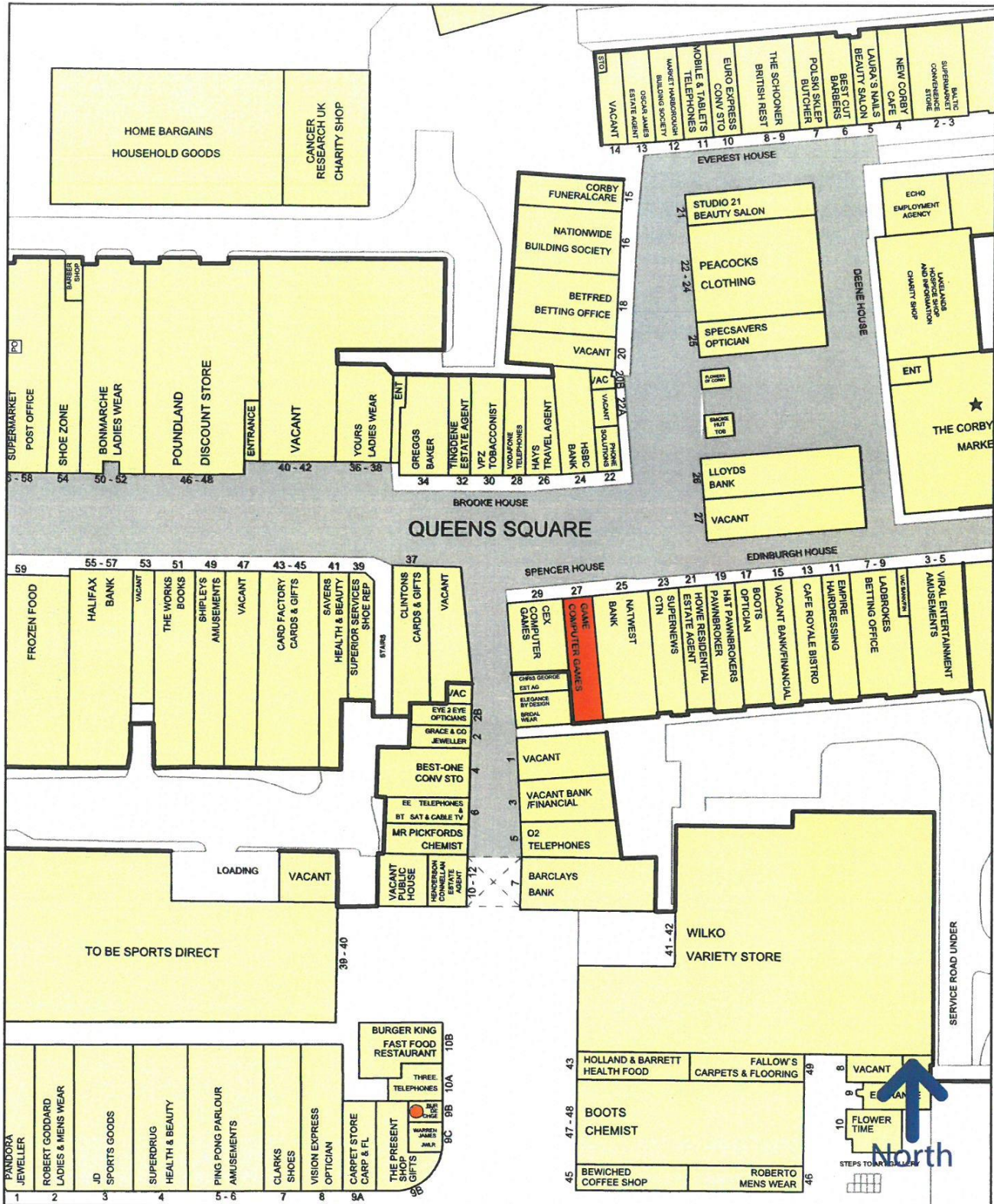
Or

Stephen Henderson
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Josh Howe
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**All transactions are stated exclusive of VAT
Subject to Contract**

Date: April 2021



Scan Web Link

IMPORTANT NOTICE

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