

RETAIL UNIT AVAILABLE TO LET

13-15 WILLOW PLACE
CORBY
NN17 1BH

CONFIDENTIAL AS STAFF
UNAWARE



LOCATION

Corby City Centre offers 500,000 sq ft of retail accommodation with anchor stores including **TK MAXX, PRIMARK, H&M, NEW LOOK** and **WILKINSONS**. The town benefits from more than 1,000 car parking spaces, has great transport links and a footfall in excess of 7.5 million per year.

The subject property is located adjacent to **SUPERDRUG** and **CLARKS** and close to **BOOTS, EVANS** and **DOROTHY PERKINS**.

ACCOMMODATION

The property is arranged over ground and first floors providing the following approximate floor areas:-

Ground Floor Sales	4,307 sq ft	400.12m ²
First Floor Storage	2,274 sq ft	211.25m ²

TENURE

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

RENT

£115,000 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 year (2015) is **£17,605.10**.

RATEABLE VALUE

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

Rateable Value (2010 Assessment)	£94,500
Rate in the £ (2016/17)	0.497
Rates Payable	£46,966.50

We advise all interested parties should verify the above information with the Local Authority.

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.

Andrew Benson
Wright Silverwood
DDI: 0121 410 5546
Email: andrew.benson@wrightsilverwood.co.uk

Simon Smith
Wright Silverwood
DDI: 0121 410 5551
Email: simon.smith@wrightsilverwood.co.uk

Or

Stephen Henderson
Savills
Tel: 0113 220 1206
Email: shenderson@savills.com

Josh Howe
Savills
Tel: 0113 220 1239
Email: jhowe@savills.com

All transactions are stated exclusive of VAT
Subject to Contract

Date: April 2016

0121 454 4004



3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. Any intended purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendors or lessors do not make or give, and neither Wright Silverwood nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.