

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 400.12m² First Floor Storage 2,274 sq ft 211.25m²

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

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Josh Howe Savills

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All transactions are stated exclusive of VAT Subject to Contract

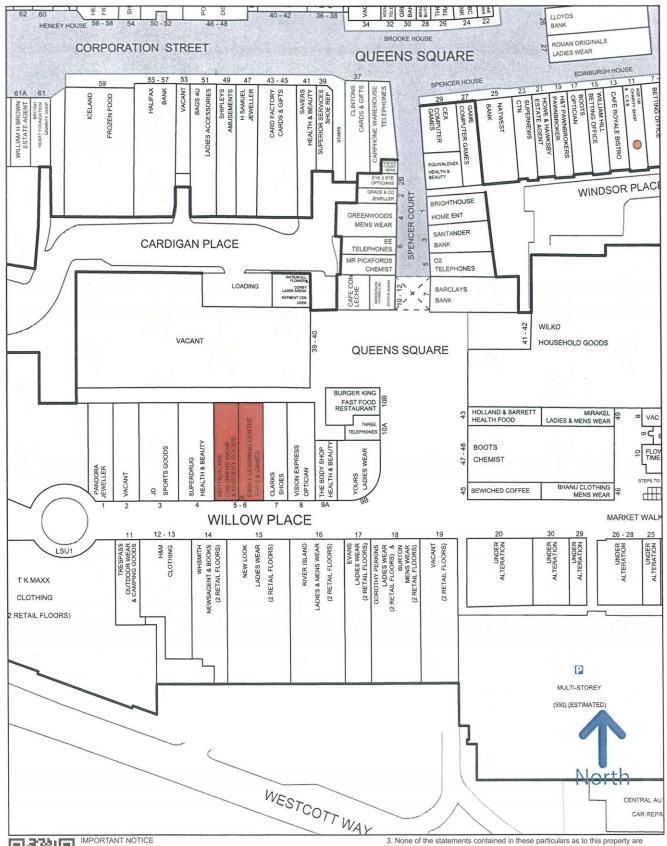
Date: April 2016

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