

**TO  
LET**

- Prime Position
- New ground floor unit
- 830 sq ft (77.11 sq m)
- Excellent footfall
- Available Now



## Unit 1B Spencer Court, Corby, NN17 1BH

### Location

Situated in the heart of Corby New Town and fronting the pedestrianised Spencer Court, just off Queens Square, with neighbouring retailers that include EE, O2, Wilkinsons and Greggs.

### Description

A new ground floor retail unit which will be completed and available from October 2014. The unit will have an open plan sales area, WC facilities, concrete screed floor and a prominent shop frontage.

### Accommodation

	sq m	sq ft
Ground Floor - Sales	77.11	830

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

### Planning

We have made enquiries of Corby Council who advise that the premises have a planning consent for use as Class A1 Retail under the Town and Country (Use Classes) Order 1987.

### Tenure

New lease available on terms to be agreed.

### Rent

On Application.

### Rates

To be confirmed following completion.

### Legal Costs

Each party to bear their own costs.

### Service Charge

The current on account service charge budgeted for the current year is to be confirmed.

### Value added tax

All sums quoted exclusive of VAT, if applicable.

### Viewing

By appointment with the joint agents.

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All enquiries / viewing requests

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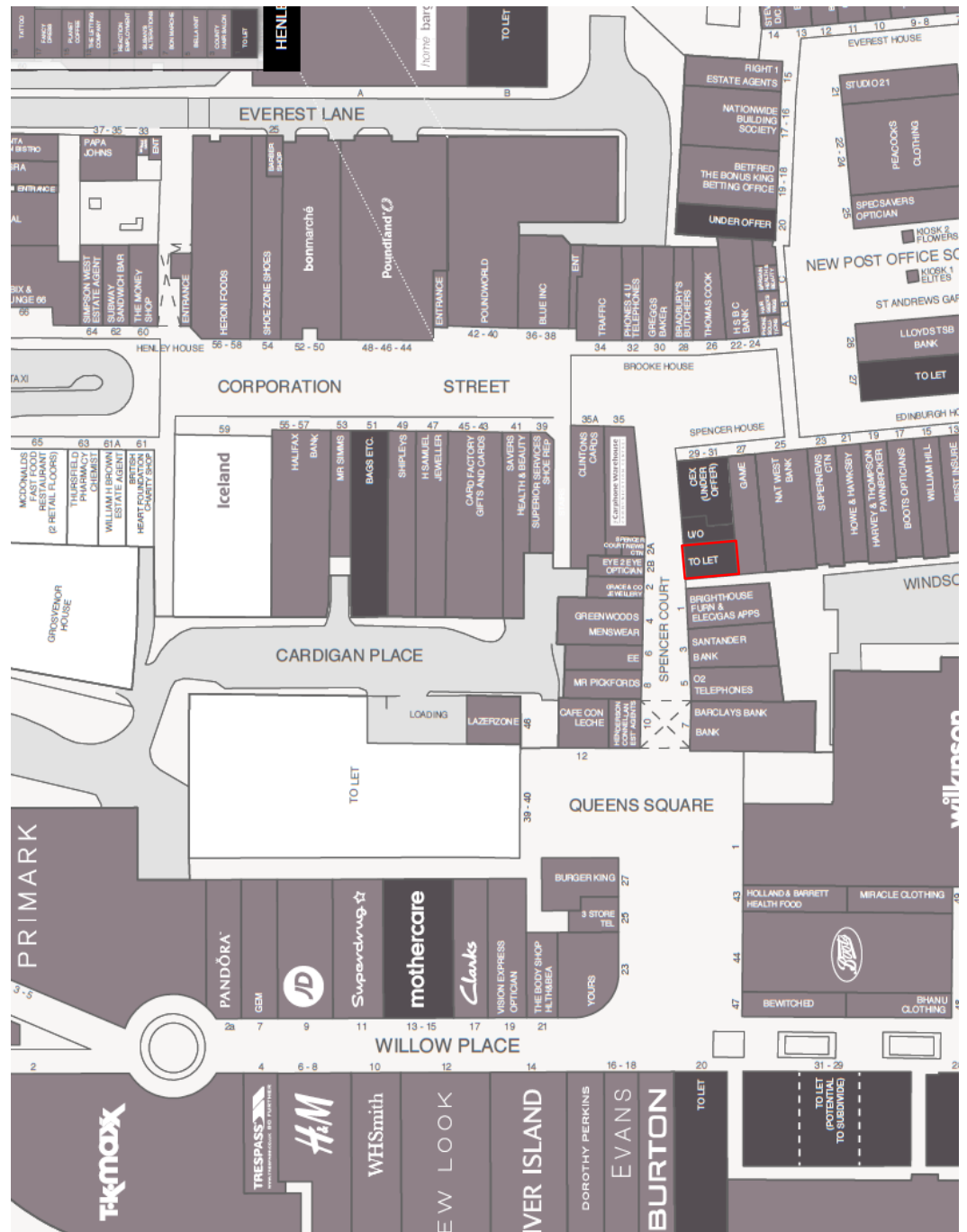
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### 1B Spencer Court



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Awaiting EPC

**ENERGY PERFORMANCE RATING**

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