

CORBYP

40-42 Corporation Street

Retail Unit To Let - Confidential



Location

The premise is located in an extremely busy retailing pitch to the western end of Corporation Street in the heart of Corby town centre. Neighbouring occupiers include Subway, Paletto Lounge, Herron Foods, Shoe Zone, Iceland and McDonalds.

Corby has excellent transportation links. Corby railway station is located 10 minutes from the town centre with a regular service to London St Pancras taking 1hr 10 mins. Road connections are convenient with the A14 to the south, M1 motorway to the west and A1M to the east.

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

Investment

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.

Rent

Available upon application.

Tenure

The property is available on a new lease on terms to be agreed.

Accommodation

The property is arranged over ground floor providing the following approximate areas:

Ground Floor	9,693 sq ft	900.5 sq m
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Rear servicing to a dedicated secure yard is located at the rear.

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£73,500
Rates Payable (2019/20)	£37,044

(Interested parties are advised to make enquiries with the Local Authority, Corby Council on 01536 464000)

Service Charge

The on account service charge for 2019/20 is £29,168.

EPC

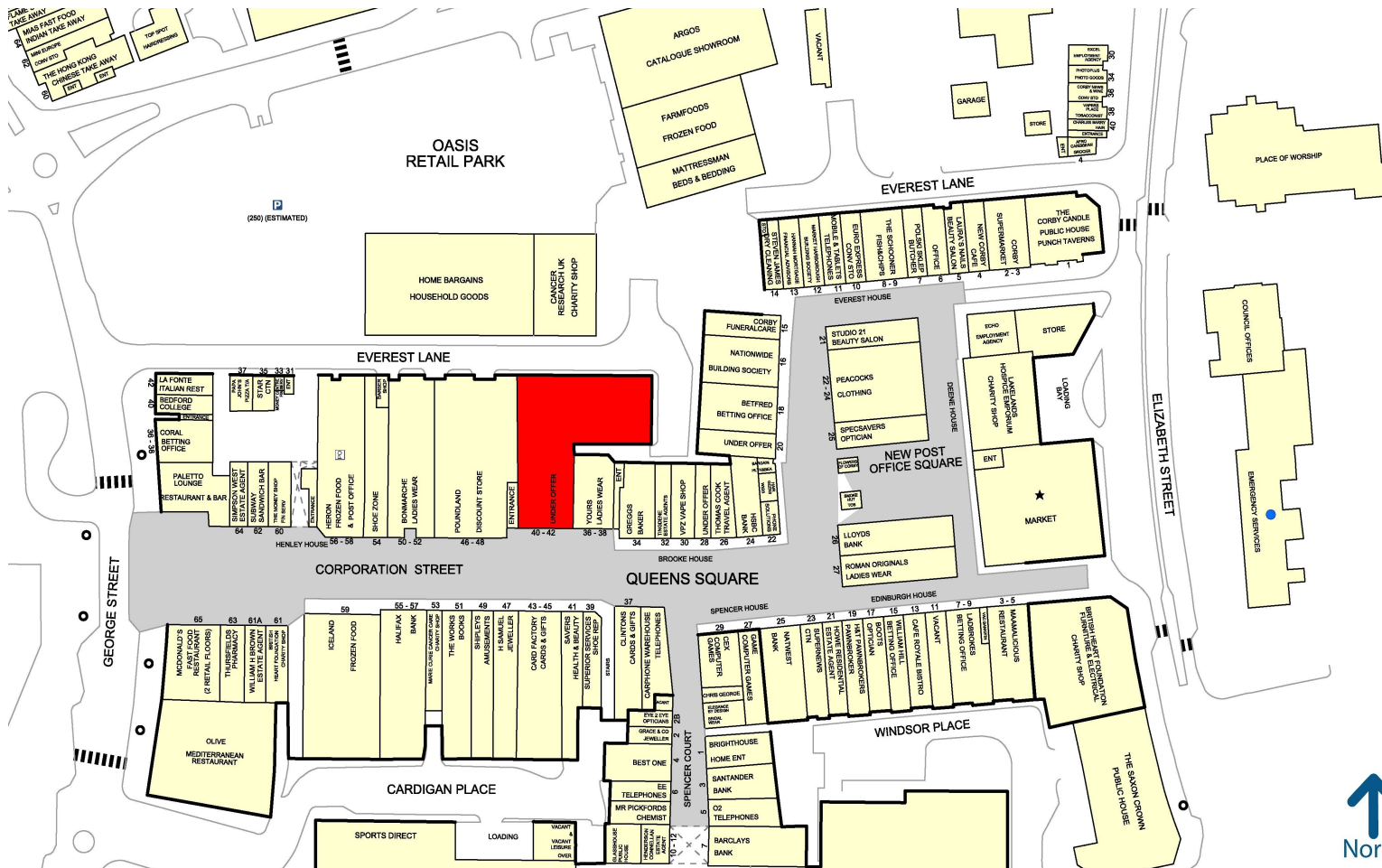
Available upon request.

SAVILLS LEEDS

Ground Floor
3 Wellington Place
Leeds LS1 4AP

savills.co.uk

savills



Legal Costs

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

Viewing & Further Information

Strictly by prior arrangement only with:

Steve Henderson

shenderson@savills.com

0113 220 1206

Josh Howe

JHowe@savills.com

0113 220 1239

or via our Joint Agents

Wright Silverwood

0121 454 4004



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