

RETAIL UNIT TO LET

CORBYP

3 Spencer Court



Location

The property is situated in the heart of Corby Town Centre, fronting Spencer Court, which links Corporation Street to Queens Square and beyond Willow Place. The property is adjacent to **O2** and in close proximity to a number of other national multiple retailers, including **CEX**, **Carphone Warehouse** and **Wilko**.

Accommodation

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

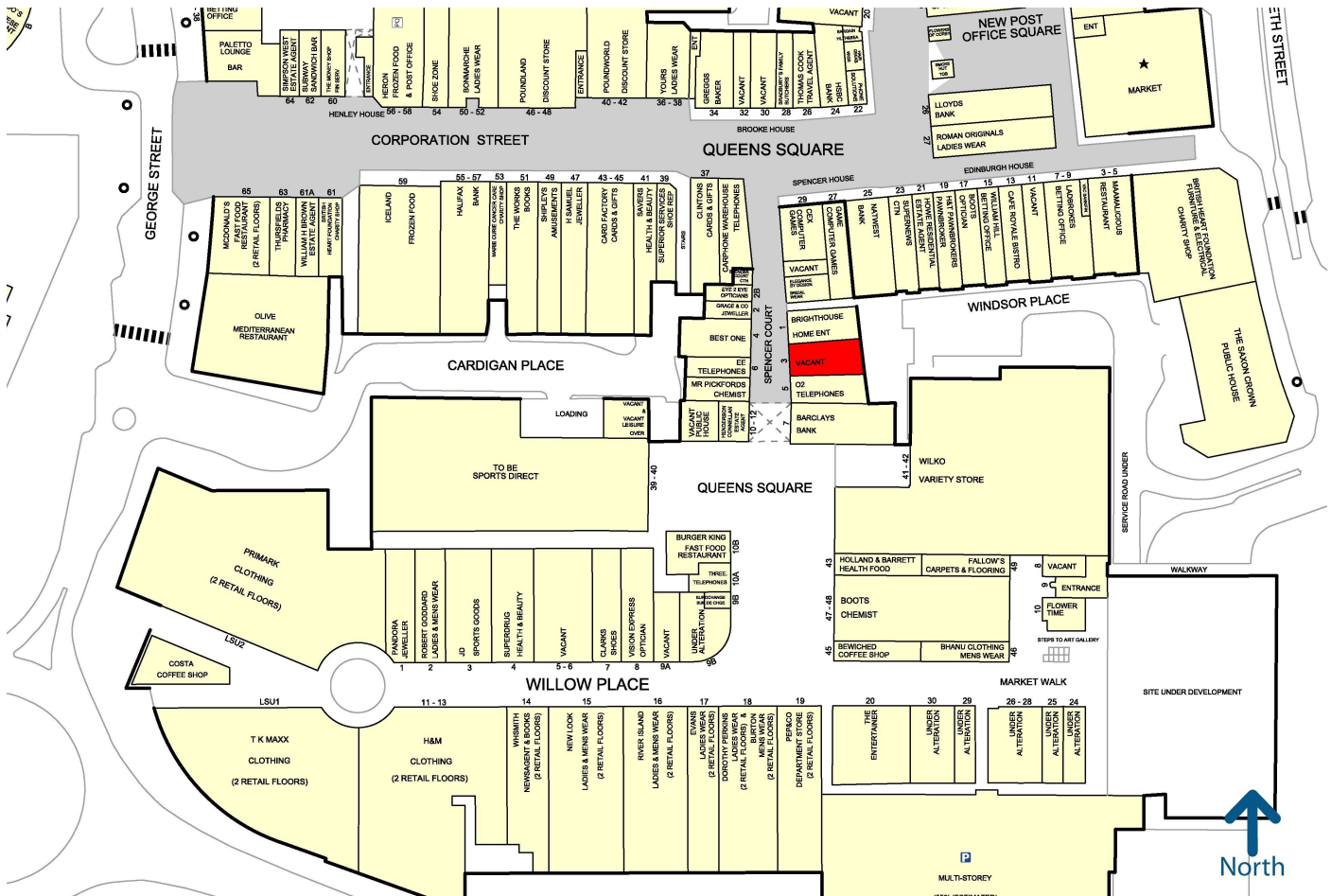
Ground Floor	1,755 sq ft	163 sq m
First Floor Storage	732 sq ft	68 sq m

Rent

Available upon application.

SAVILLS LEEDS

Ground Floor, City Point
29 King Street
Leeds LS1 2HL
savills.co.uk



Tenure

The unit is available by way of a new effectively full repairing and insuring lease.

Service Charge

The service charge for 2019/20 is £8,098 per annum.

Legal Costs

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

Rates

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

Rateable Value	£37,750.00
Rates Payable (2019/20)	£18,535.25

(Interested parties are advised to make enquiries with the Local Authority)

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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July 2019

