

TO LET

RETAIL UNIT TO LET

CORBY

1B Spencer Court



Key Highlights

- 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 centre provides 720,000 sq ft of retail accommodation, with 146 retail units plus residential and office spaces.
- It benefits from 750 surface car parking spaces. There are also good road links to the A14 from the M1 and A1(M).
- The property is adjacent to **Best One Convenience Store** and in close proximity to a number of other national multiple retailers including **CEX, O2, Iceland, Boots** and **Wilko**.

SAVILLS LEEDS

3 Wellington Place
LEEDS LS1 4AP

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Accommodation

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

Ground Floor: 732 sq ft 68 sq m

Rent

£29,500 per annum exclusive.

Tenure

The property is available by way of a full repairing and insuring lease on terms to be agreed.

Rates

Rateable Value: £26,500

UBR (20/2021): £0.499

Rates Payable: £13,224

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

Service Charge

The estimated service charge for 2020/21 is £2,326.43 per annum.

EPC Rating

EPC - C

Legal Costs

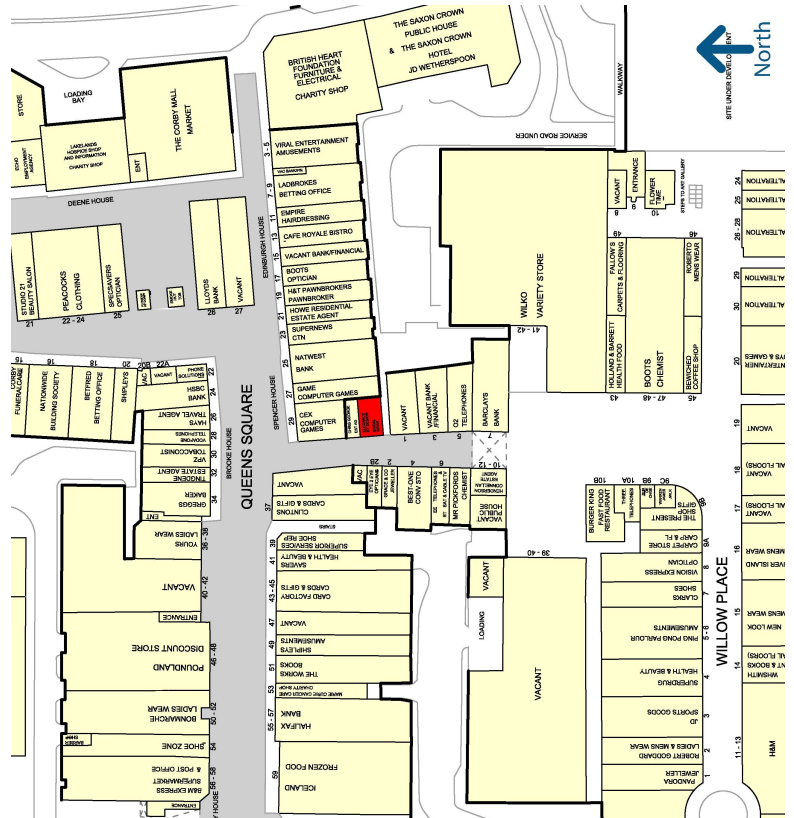
Each party to be responsible for their own legal and professional costs incurred in this transaction.

AML

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Further Information & Viewing

Viewing strictly by prior arrangement only with Savills or via our joint agent Wright Silverwood.



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