# Retail

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# Corby 20 Willow Place



#### Location

Corby New Town has seen considerable improvement due to the investment into both the shopping centre and the surrounding districts, including a new railway station and 30,000 new homes which will increase the catchment population to approximately 100,000 within 4 years.

The centre has been extended and now offers 500,000 sq ft of retail accommodation with anchor stores including **TK Maxx**, **Primark**, **Wilkinsons**, **H&M** and **New Look**.

The subject property is located adjacent to **Burton** and close to **Evans**, **Dorothy Perkins**, **River Island**, **Superdrug**, **New Look** and **WH Smith**.

#### Accommodation

The unit is arranged on ground floor only and provides the following approximate floor areas:

Ground Floor (Sales) 625.70 sq m (6,735 sq ft)

#### Lease

Available to let on a new Full Repairing and Insuring Lease for a term to be agreed.

#### Rent

On application.

- CONFIDENTIAL STAFF UNAWARE
- Due to Relocation
- Retail Unit To Let 6,735 sq ft (625.70 sq m)
- Close to retailers including Burton, Dorothy Perkins, River Island and Boots.
- Average weekly footfall figures of over 145,000 persons (7.5 million per annum).
- 1,000 car park spaces.

#### Service Charge

The current on account service charge budgeted for the current year (2013/14) is £15,150.73.

#### Rates

The Local Rating Authority has verbally advised us that the premises are currently assessed as follows:

Rateable value: £75,500.00
Rates payable (2013/14): £35,560.50

We would recommend that interested parties make their own enquiries to the Local Rating Authority to verify the current rating liability.

#### **Legal Costs**

Each party is to be responsible for their own legal costs incurred in the transaction.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

#### SUBJECT TO CONTRACT

**Viewing and Further Information**Strictly by prior arrangement only with

Savills Ground Floor City Point 29 King Street Leeds LS1 2HL www.savills.co.uk/retail Contact

Stephen Henderson / Lloyd Entwistle Telephone: +44 (0) 113 2440100 / +44 (0) 20 7409 8154 email: shenderson@savills.com / lentwistle@savills.com

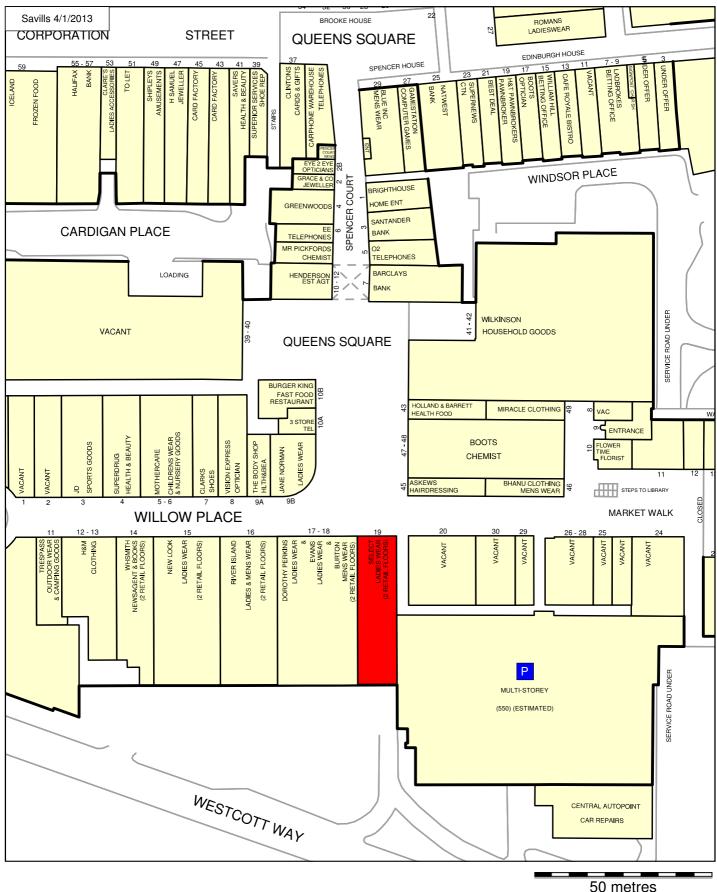
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Our joint agents, Rowley Hughes Thompson Telephone: +44 (0) 121 2127800



## Corby







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# **Energy Performance Certificate**



Non-Domestic Building

20, Willow Place CORBY NN17 1BH Certificate Reference Number:

0260-5915-0369-6890-3024

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

### **Energy Performance Asset Rating**

More energy efficient



.. Net zero CO, emissions

A 0-25

B 26-50

C 51-75

76-100

Ξ <sub>101-125</sub>

F 126-150

**G** Over 150

Less energy efficient

### Technical information

Main heating fuel:

Grid Supplied Electricity

**Building environment:** 

Air Conditioning

Total useful floor area (m2):

628

Building complexity (NOS level):

1

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>):

66.97

## Benchmarks

Buildings similar to this one could have ratings as follows:

This is how energy efficient

the building is.

30



If newly built

80

If typical of the existing stock