

Corby 7b 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** and **Wilkinsons**.

The subject property is located adjacent to **JD Sports** and close to **Superdrug**, **TK Maxx**, **Primark**, **H&M**, **New Look** and **WH Smith**.

Accommodation

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

Ground Floor (Sales)	207.97 sq m	(2,238 sq ft)
First Floor (Storage)	200.00 sq m	(2,152 sq ft)

Lease

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

Rent

£60,000 per annum exclusive.

- **Retail Unit To Let – 2,508 sq ft (232.99 sq m)**
- **Due to Relocation**
- **Subject to Vacant Possession**
- **Close to retailers including Primark, New Look, JD Sports, H&M, TK Maxx, Trespass.**
- **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 to be confirmed.

Rates

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

Rateable value:	£44,240.00
Rates payable (2013/14):	£20,837.04

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

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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

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Ground Floor
City Point
29 King Street
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www.savills.co.uk/retail

Contact

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or

Our joint agents, Rowley Hughes Thompson
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Energy Performance Certificate

Non-Domestic Building



2 Willow Place
CORBY
NN17 1BH

Certificate Reference Number:
0260-3973-0309-5830-7024

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 CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 46

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	4037
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ²):	53.71

Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built

71 If typical of the existing stock