

CORBY

12 Willow Place



Key Highlights

- The centre offers 500,000 sq ft of retail accommodation with anchor stores including **TK Maxx**, **H&M**, **Primark**, **TJ Hughes** and **Boots**. The town centre benefits from over 1,000 parking spaces and an annual footfall of 7.5 million.
- The unit occupies a prominent position in Corby town centre and is immediately adjacent to **River Island** and **WH Smiths** and directly opposite Deichmann Other nearby occupiers including **H&M**, **Superdrug**, **JD Sports**, **Clarks** and **Vision Express**.

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3 Wellington Place
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Accommodation

The premises are arranged over the ground and first floor level, comprising the following approximate net internal areas:

Ground:	7,763 sq ft	721.2 sq m
First:	7,595 sq ft	705.5 sq m

Rent

Rent available on application.

Tenure

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

Rates

Rateable Value: £94,500

UBR (2023/24): £0.512

Rates Payable: £48,384 pa

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

Service Charge

The estimated service charge for 2023/2024 is £61,265.48.

Legal Costs

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

EPC Rating

EPC Rating C-69.

Further Information & Viewing

Viewing strictly by appointed with Savills.

AML

Savills are legally obliged to comply with the Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002 and are supervised by HM Revenue and Customs. We require to identify who is selling or letting a property and who is buying or renting it. In this regard, we are now required to conduct due diligence on both our client and any counterparty. Following an offer being made or received, the prospective purchaser or occupier will need to provide proof of identity and residence, along with proof of funds for any prospect purchase before the transaction can proceed.

Contact

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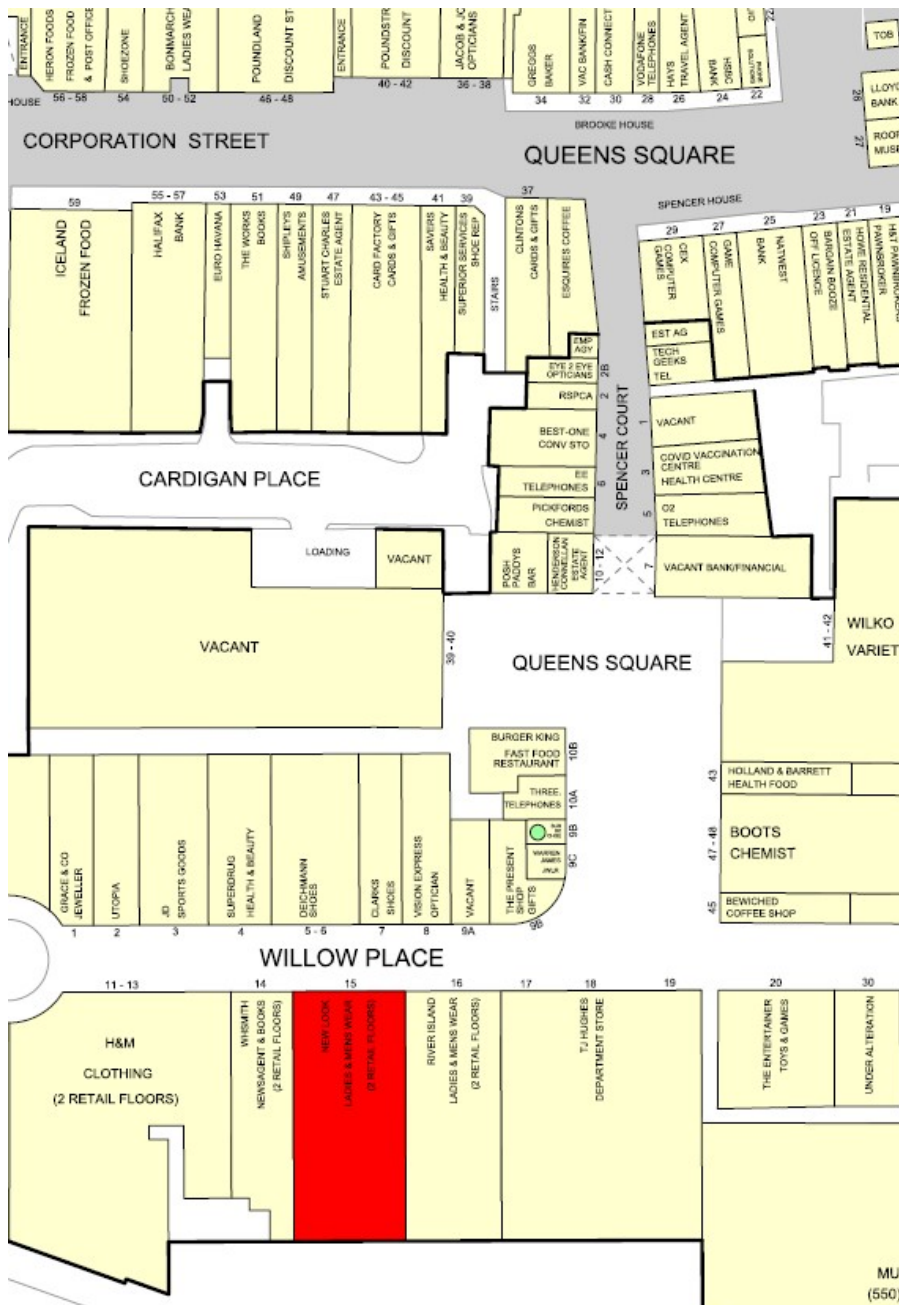
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September 2023

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