

# CORBY

1 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 opposite to **Best One Convenience** Store and in close proximity to a number of other national multiple retailers including **Esquires Coffee, O2, Iceland, Boots** and **Wilko**.

## SAVILLS LEEDS

3 Wellington Place  
LEEDS LS1 4AP

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## Accommodation

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

Ground:	2,450 sq ft	227.7 sq m
First Floor:	1,161 sq ft	107.9 sq m

## Rent

£37,500 Per Annum.

## Tenure

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

## Rates

Rateable Value: £46,000

UBR (2023/24): £0.499

Rates Payable: £18,838 pa

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

## Service Charge

The service charge for 2023/24 is £12,946.08 per annum.

## Legal Costs

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

## EPC Rating

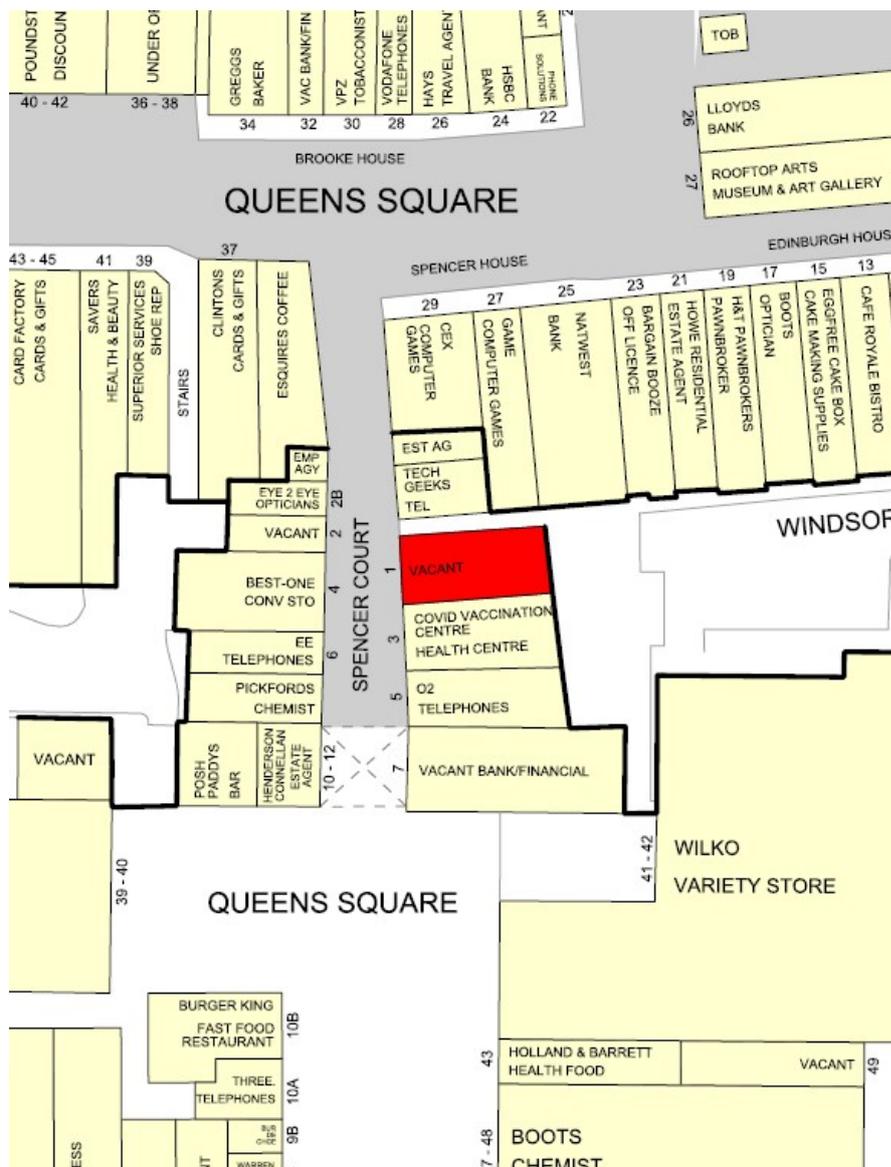
Available on Request.

## Further Information & Viewing

Viewing strictly by appointed with Savills.

## AML

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## Contact

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October 2023

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