

TO LET

# RETAIL UNIT TO LET

## CORBY

7 SPENCER COURT



### Key Highlights

- The property is situated in the heart of Corby town centre, fronting Spencer Court fronting Spencer Court and Queens Square forming the link between Corp Street and 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 **02** and in close proximity to a number of other national multiple retailers including **EE, Wilkinsons, Boots and Burger King.**

### SAVILLS LEEDS

3 Wellington Place  
LEEDS LS1 4AP

[savills.co.uk](https://www.savills.co.uk)

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## Accommodation

The premise is arranged over ground floor and basement level, comprising the following approximate net internal areas:

Ground:	2,634 sq ft	245 sq m
Basement:	723 sq ft	67 sq m

## Rent

£37,500 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: £70,500  
 UBR (2023/24): £0.512  
 Rates Payable: £36,096 pa  
 (Interested parties are advised to make enquiries with the Local Authority.)

## Legal Costs

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

## Service Charge

The estimated service charge for 2023/2024 is £24,621.43 per annum.

## EPC Rating

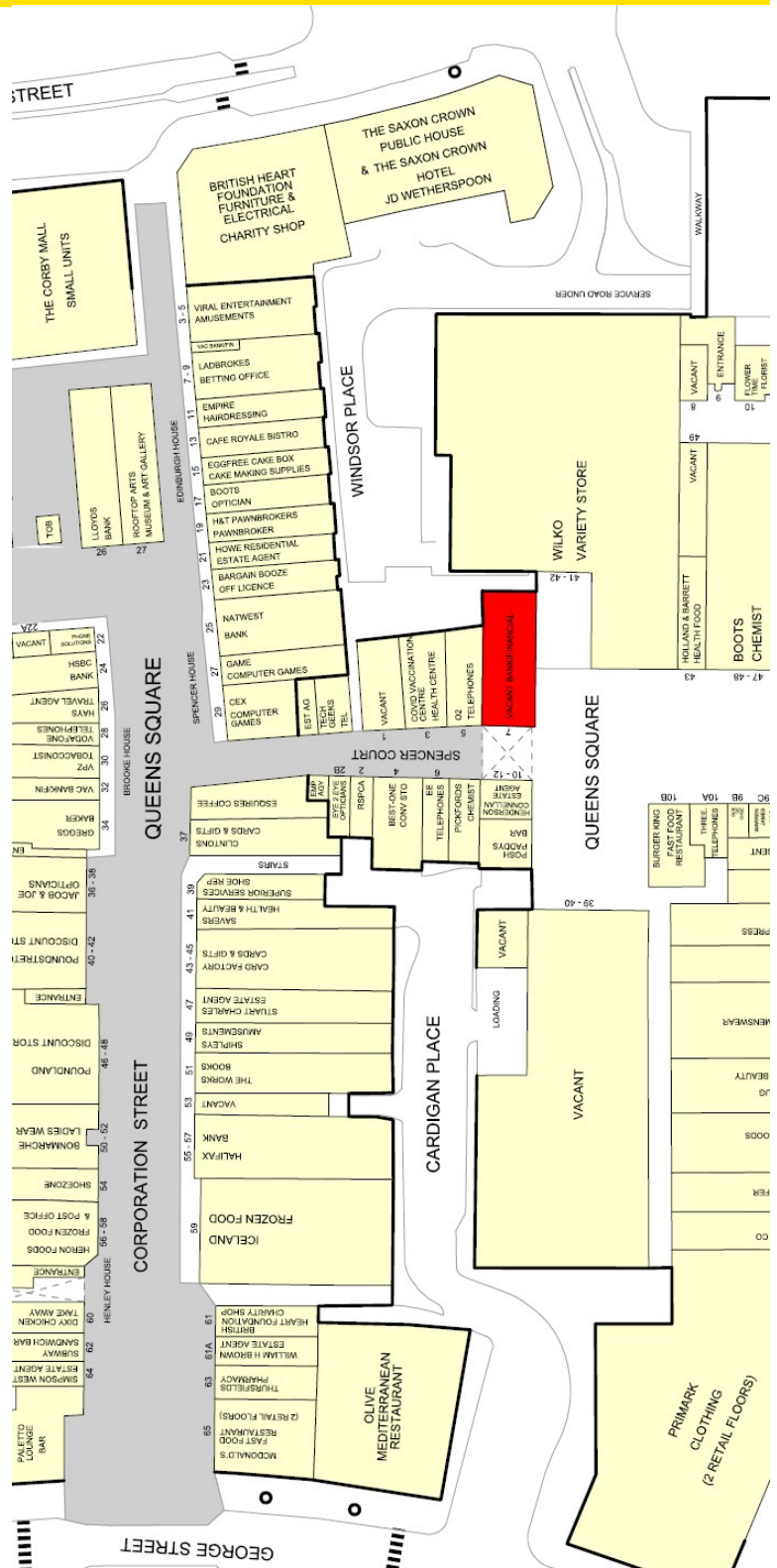
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## Further Information & Viewing

Further Information & Viewing upon request.

## AML

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## Contact

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October 2023

