

SHOP UNIT AVAILABLE TO LET

**KIOSK B
NEW POST OFFICE SQUARE
CORBY
NN17 1PB**



LOCATION

The premises occupy a prominent position fronting onto New Post Office Square being in close proximity to a number of national multiple retailers including **NATIONWIDE**, **PEACOCKS** and **SPECSAVERS**.

The landlord has continued to invest in the town having recently created a new 470 space surface level car park that serves the town centre. There are over 750 car parking spaces serving Corby Town Centre.

Corby has excellent transport links with Corby Railway Station being located 10 minutes away from the town centre with regular services to London St Pancras taking 1hr 10 mins. Road connections are convenient with the A14 to the south, M1 to the west and A1 to the east.

Corby is recognised as having the fastest growing population of a UK Town outside London.

ACCOMMODATION

The premises provide ground floor retailing facilities comprising of the following approximate floor areas:-

Ground Floor Area **241 sq ft** **22.38m²**

TENURE

The property is to be made available by way of a new effectively Full repairing and Insuring lease upon terms to be agreed.

RENT

The premises are available at a commencing rental of £16,000 pax.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

**Rateable Value
(2017 Assessment)** **£7,200**

We suggest that all interested parties should verify the above information with the Local Authority (Corby Borough Council - 01536 46400), as transitional relief may be applied to Rates Payable.

SERVICE CHARGE

The current on account service charge for the 2020/2021 is £725.32p. There is also an insurance charge of £27.79 for the year end October 2020.

EPC

The Energy Performance Asset Rating of the premises currently falls within Category D.

A copy of the Energy Performance Certification can be made available upon request

LEGAL COSTS

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

VIEWING

Viewing is strictly by prior appointment with the Joint Retained Agents.

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**All transactions are stated exclusive of VAT
Subject to Contract**

Date: August 2020

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www.wrightsilverwood.co.uk



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