



TO LET

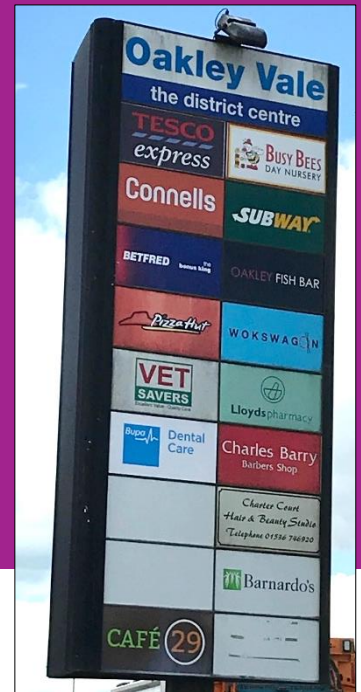
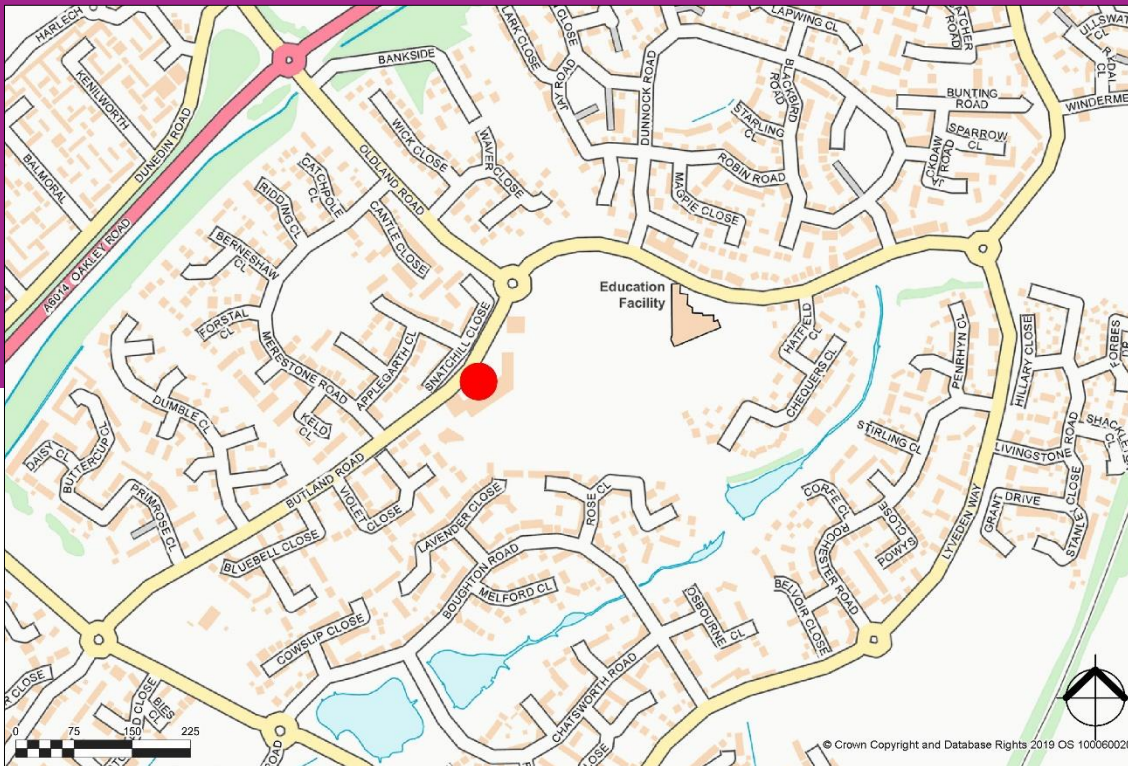
RETAIL PREMISES

Unit 12, The District Centre, Oakley Vale, Corby NN18 8QT

- Corby is a town located approximately 23 miles north east of Northampton. The town has seen plenty of investment over the previous few years with a new shopping centre, theatre, library and a brand new cinema
- The property is situated on a busy neighbourhood parade anchored by Tesco Express
- Plenty of onsite customer car parking
- Other occupiers include Subway, Pizza Hut Delivery, Betfred and Busy Bees



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Area

Ground Floor 703 sq.ft. (65.31 sq.m.)

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£20,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value £13,250

EPC

C62.

Legal costs

Each party to be responsible for their own legal costs.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf

We recommend you obtain professional advice if you are not represented

Viewing

Strictly through the agent:

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Or via the joint agents:



Amanda Lawrence

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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.