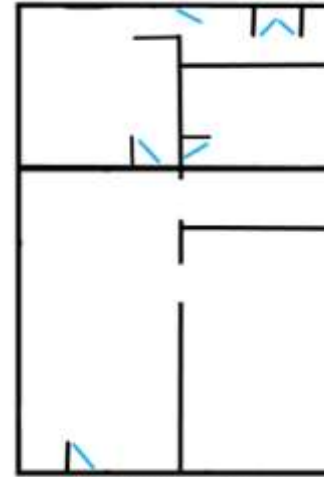


To let  
98/100 Rockingham Road,  
Corby, NN17 1AE  
Approx. Internal Area: 135m2 (1460 sqft)

In the region of

£ 19,000.00 per year



Strictly by appointment only 01536 464117- [property.services@corby.gov.uk](mailto:property.services@corby.gov.uk)



## Location

The unit is located on an extremely busy and popular retail parade of 25 shops on Rockingham Road, which leads into Corby Town Centre. Corby is situated between Northampton and Peterborough, close to Kettering in Northamptonshire and is easily accessible via the A1 (M) or M1 motorway.

## Description

Double ground floor retail unit on a busy parade.  
Currently with A1 of the Town and Country Planning (Use Class) Order 1987, as amended.

Accommodation briefly comprising:

### Internal:

Retail Shop.

Ancillary / Rear storage area.

Staff facilities including kitchen and w/c.

### External:

Electronically operated roller shutter doors.

Free on-street parking.

CCTV surveillance provided by Corby Borough Council at an additional charge.

Access to rear service road for deliveries.

## Tenure

Leasehold. The property is available on an effective full repairing lease with Service charge for a fixed term at an initial rent in the region of

**£19,000.00** per year.

Rent reviews will be to Open Market Value on a three yearly basis.

## Business Rate

The Rateable Value from 2019/20 is **£13, 000.00**. For further details as to the Rates Payable on the unit, and possible Rates Relief available, please contact colleagues in the Billing Team on 01536 464131.

## Services

There are electricity and water services connected within the Property. Applicants are, however, expected to satisfy themselves as to the availability and condition of the services.

## Legal Fees

A contribution of £1000 plus VAT towards the Legal and Surveyor fees incurred will be required prior to entering into a formal lease.

There will also be a Rent Deposit amount dependent upon the Credit Check.

Property Services | Corby Borough Council & Kettering Borough Council  
Corby Innovation Hub | Bangrave Road | Northamptonshire | NN17 1NN  
Tel: 01536 464651/464117

[www.corby.gov.uk](http://www.corby.gov.uk) | [www.kettering.gov.uk](http://www.kettering.gov.uk)

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