



TO LET – RETAIL SPACE

CORBY Station NN17

E M R

Location:

Corby Station is located within walking distance of the main town centre which serves a population of circa 60,000. The station is well positioned for access to Tresham College part of the Bedford College Group which is a major provider of care, leisure and business training across the South East Midlands. Since the station reopened Corby has become an increasingly attractive location for growth across various business sectors.

Description:

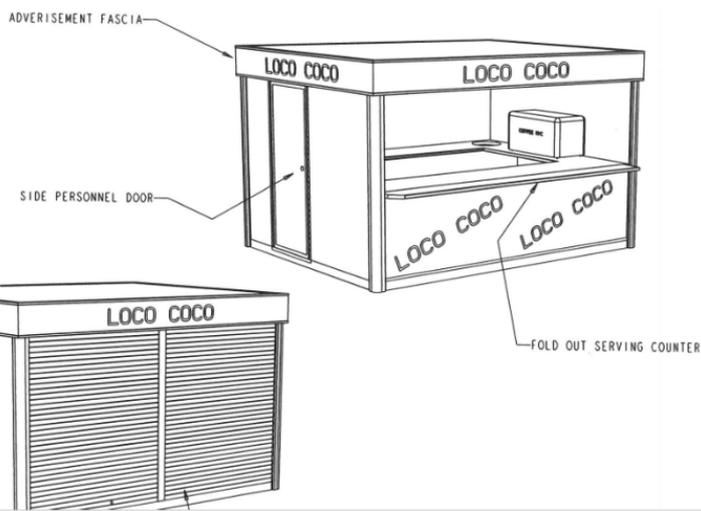
Established retail space on which to site a kiosk and with benefit of water, drainage and power supply points. The space is in a prime location opposite the ticket office within the station concourse. The station is popular with commuters with excellent connection to the Kettering interchange and main line intercity network. Would suit a Grab & Go Coffee and Food offer.

402,244 +
Annual Footfall*

For further detail about this opportunity please contact enquiries@advanceventures.co.uk



* Footfall figures from the Office of Rail & Road for 2022/23



Property:

It is proposed that the incoming tenant will install a kiosk to their own specification and cost. The diagrams shown above are for illustration purposes only. Service connections can be made to the existing power, water and drainage supply points.

Unit Size: 3.8m x 2.8m



Rent:

To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent base on turnover.



Rates, Services & Insurance

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.



Costs:

The ingoing occupier will be responsible for all the Landlord and Superior Landlord legal and professional fess

EPC: N/A



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