

RETAIL UNIT

TO LET



15 Charter Court, Oakley Vale District Centre,
Corby, Northamptonshire, NN18 8QT

#FileNo/2025AL

Eddisons

15 Charter Court

Oakley Vale District Centre, Corby, Northants, NN18 8QT



Agreement

To Let



Detail

Retail Unit



Rent/Price

£19,500 pax



Size

GF 66.54sqm (716 sqft)
FF 43.35sqm (466 sqft)



Location

Corby, NN18 8QT



Property ID

#FILENO/2025AL

For Viewing & All Other Enquiries Please Contact:



AMANDA LAWRENCE

AssocRICS

Agency Surveyor

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Property

The property comprises a retail unit most recently used as a Vets within a busy neighbourhood parade anchored by Tesco Express.

The accommodation is fitted with a double glazed shopfront, gas fired heating, tiled floors throughout the ground floor, and strip lighting.

The ground floor layout currently provides a reception with 4 partitioned consulting rooms while the first floor provides a further consulting room, office, kitchen, WC and storage.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice we calculate that it provides the following floor areas

Area	m ²	ft ²
Ground Floor	66.54	716
First Floor	43.35	466

Services

We understand that mains water, electricity and gas are available and connected to the property. These have not been tested and are not warranted to be in working order.

Interested parties are advised to make their own investigations to the relevant utility service providers.

Energy Performance Certificate

The property has an EPC rating of C 74

Town & Country Planning

We understand that the property has consent for Class E use (Commercial, Business and Service) and has most recently been used as a Vets Practice.

Interested parties are advised to make their own investigations to the Local Planning Authority

Rates

Charging Authority: North Northamptonshire Council
Description: Veterinary Surgery and Premises
Rateable Value: £12,000

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Service Charge

In addition to the rent a service charge will be payable to cover the upkeep and maintenance of the common external areas of the District Centre.

Tenure

The property is available to let by way of either a sub-lease or assignment of the existing lease dated 29th September 2024 until 28th September 2034. The lease contains a break clause on 29th September 2029 with six months' notice.

Rent

The current rent under the lease is £19,500 per annum plus VAT. The lease contains the provision for a rent review on 29th September being linked to RPI with a cap of 4% and collar of 1%

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

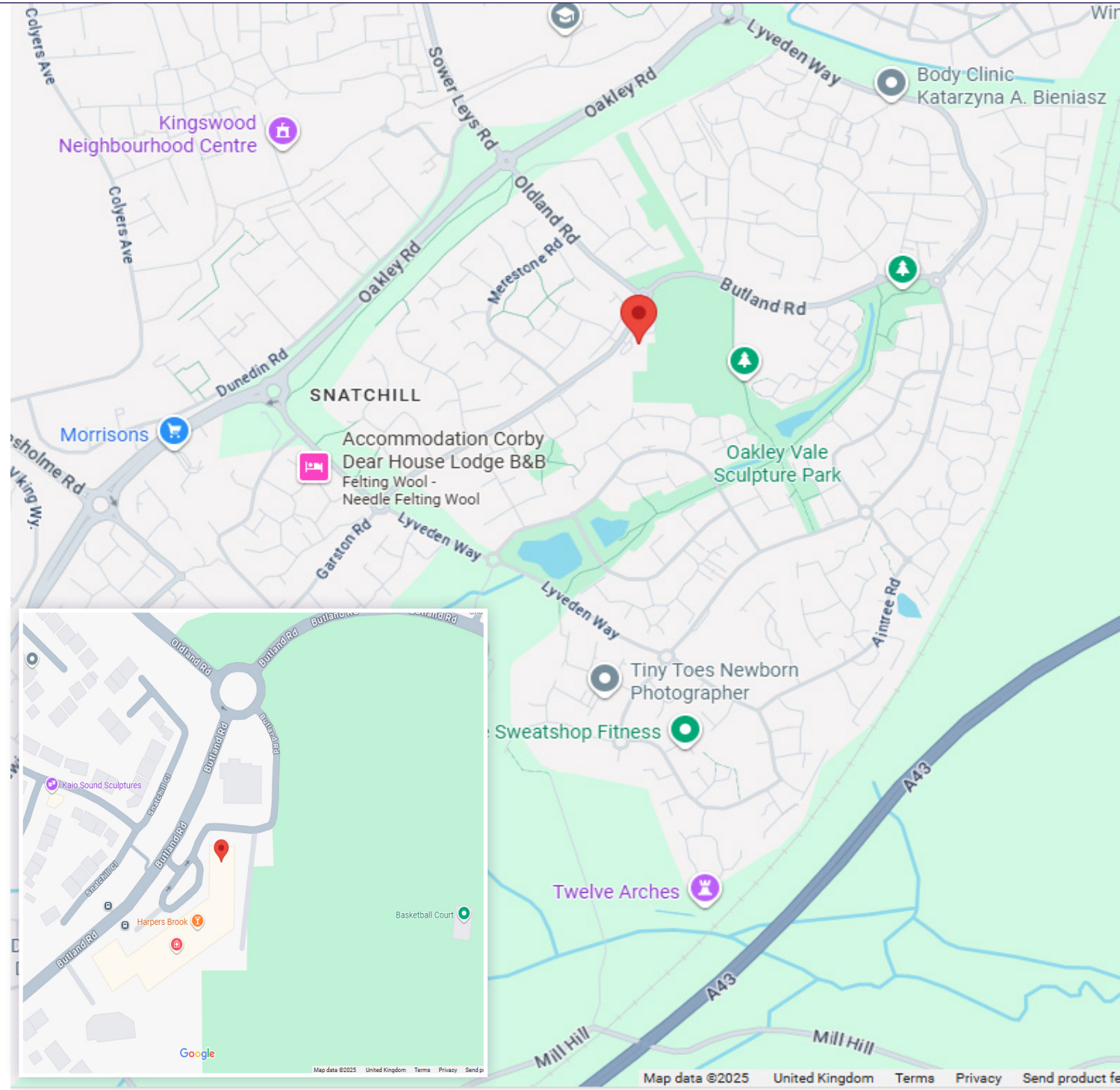
Anti-Money Laundering

Prospective parties will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Oakley Vale is located on the south-west edge of Corby just 10 minutes drive from Corby town centre. The Oakley Vale Estate currently comprises approximately 2,000 houses together with schools, a community centre and pub.

Corby enjoys excellent road links with the A14 approximately 5 miles away which in turn links to the UK motorway network via the M1 and M6. Corby train station is within 2 miles and offers an hourly service to London St Pancras International.





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