

# Freehold Motor Dealership Investment Hyundai and MG

For Sale



5 St James Road, Corby, Northants, NN18 8AL

FileNo/2026/GH



# 5 St James Road

Corby, Northants, NN18 8AL



## Agreement

Investment For Sale



## Detail

Freehold Motor  
Dealership Investment  
Detached Building  
in Highly Prominent  
Location with Further  
Car Sales Site



## Price

£1,925,000 Exclusive



## Size

688.85 sq m  
(7,414 sq ft)  
Plus Canopy Areas and  
Valeting Bay on  
0.518 acres  
(0.210 hectares)  
with further Cars Sale Site on  
0.505 acres  
(0.204 hectares)



## Location

Corby, NN18 8AL



## Property ID

File No/2026/GH

**For Viewing & All Other Enquiries Please Contact:**



## Gilbert Harvey

BSc (Hons) MRICS

Director

T: 01536 483400

M: 07730 416962

E: gilbert.harvey@eddisons.com

## Property

The property is a detached building that was extensively refurbished in 2014/15 under the Planning Consent for Change of Use to New Motor Dealership including open land on the South side of St James Road for Car Sales.

The building is a three bay, clear span, concrete framed building with a full eaves height of approximately 3.8m having concrete floors, insulated profile cladding to the walls and to the roof, with roof incorporating double skin translucent roof lights.

The showrooms are extensively fitted out with LED lighting, with comfort cooling / heating air conditioning cassettes fitted throughout supplemented by electric panel heaters to some of the office / break-out areas. The showroom areas are double glazed aluminium units with a combination of standard double glazed personnel access doors and sliding doors allowing cars access into the building from the show areas.

The building is also fitted out with a workshop bay, fitted with single and 3-phase electrics that the current tenant has fitted with access ramps and a parts bay accessed via an insulated up and over loading door approximately 2.9m wide x 2.3m high.

The elevation fronting the Oakley Road dual carriageway has a block paved area for the parking of the sale cars displaying approximately 12 vehicles with tarmacadam perimeter road around the building. The main access to the site is from St James Road where there is further car display parking and leads to the main personnel access via 2 ramped walkway and centrally for the vehicles utilised for handovers. There is access from this elevation into the main workshop and also situated is an external valeting bay suitable for 2 cars.

To the South part of St James Road there is a further open car sales area that has a combination of tarmacadam and stoned surface.

## Services

We understand that single and three phase electricity, water and mains drainage are fitted and available to the building, but gas is not currently connected. 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.

## Accommodation

The property has been measured on a gross internal area basis (GIA) in accordance with the RICS Code of Measuring Practice and we calculate this provides the following floor area:-

Area	m <sup>2</sup>	ft <sup>2</sup>
Car Showroom & Workshop Areas	688.85	7,414
Exterior Valeting Bays	50.84	547
Canopy Area for access to Showroom and Handover Bays	63.07	679
Total Site Area	1.023 acres	0.414 hectares

## Rates

**Charging Authority:** North Northants Council  
**Description:** Car Showroom and Premises  
**Rateable Value:** £123,000  
**Period:** 2026-2027

Estimate your business rates at – 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.

## Town & Country Planning

The property currently trades as a motor dealership with associated open car sales under Planning Application 14/00355/DPA which was for the Change of Use of existing vacant B8 building / site to new Motor Dealership, including open land to the South side of the road with decision issued on 06.11.14.

Further planning has been given under Ref. No. NC/23/00492/OUT for an outline planning application including access for a B2 (Industrial) building with the surrounding land retained for associated outdoor vehicle storage and parking.

Any prospective purchaser should establish the validity of their proposed use by contacting North Northants Council Planning Department on 0300 126 3000.

## Energy Performance Certificate

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The property has an EPC rating of B/31

## Occupational Lease

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The property is let to Thurlow Nunn Ltd (Company No. 05513039) on an original lease dated 23rd December 2025 for a term of 15 years expiring on 22nd December 2040 on standard full repairing and insuring terms subject to a Schedule of Condition.

There is an initial stepped rent commencing at –

£122,500 in year 1

£125,000 in year 2

£127,500 in year 3

£130,000 in year 4

£132,500 in year 5

£135,000 in year 6

Rent review dates are 23rd December 2031 and 23rd December 2036

## Tenure

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The property under Title Number NN333610 is available freehold subject to the tenancy agreement currently in place.

## Proposal

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The property is available freehold subject to the tenancy in place seeking offers of £1,925,000 Subject to Contract plus VAT.

Purchase price at this level reflects an approximate average yield over the first 5 years of 6.2% assuming standard purchaser's costs.

## Covenant

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Thurlow Nun Limited are celebrating 150 years being established since 1875. They are a 6th generation family owned and managed business operating from 17 locations across the east of England in agricultural engineering, vehicle retail and construction project management.

Thurlow Nun Limited has a CreditSafe rating of 78 – indicated as a very low risk with a credit limit of £605,000. Turnover for the accounts up to 31st December 2024 show a turnover of £195,956,000 with a pre tax profit of £1,552,000.

## VAT

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All figures are exclusive of VAT.

The property is elected for VAT and it is anticipated that the sale will be treated as a TOGC.

## Legal Costs

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

## Anti-Money Laundering

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In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective parties prior to instruction of solicitors.

## Location

Corby is a strategic and established location for a combination of distribution, warehousing and manufacturing with a vibrant town centre and out-of-town retail park in the heart of the East Midlands. 80% of the UK population is reachable within a 4.5hour HGV drive time.

Corby is situated approximately 26 miles north of Northampton, 25 miles south-east of Leicester, 63 miles east of Birmingham and 90 miles north of London.

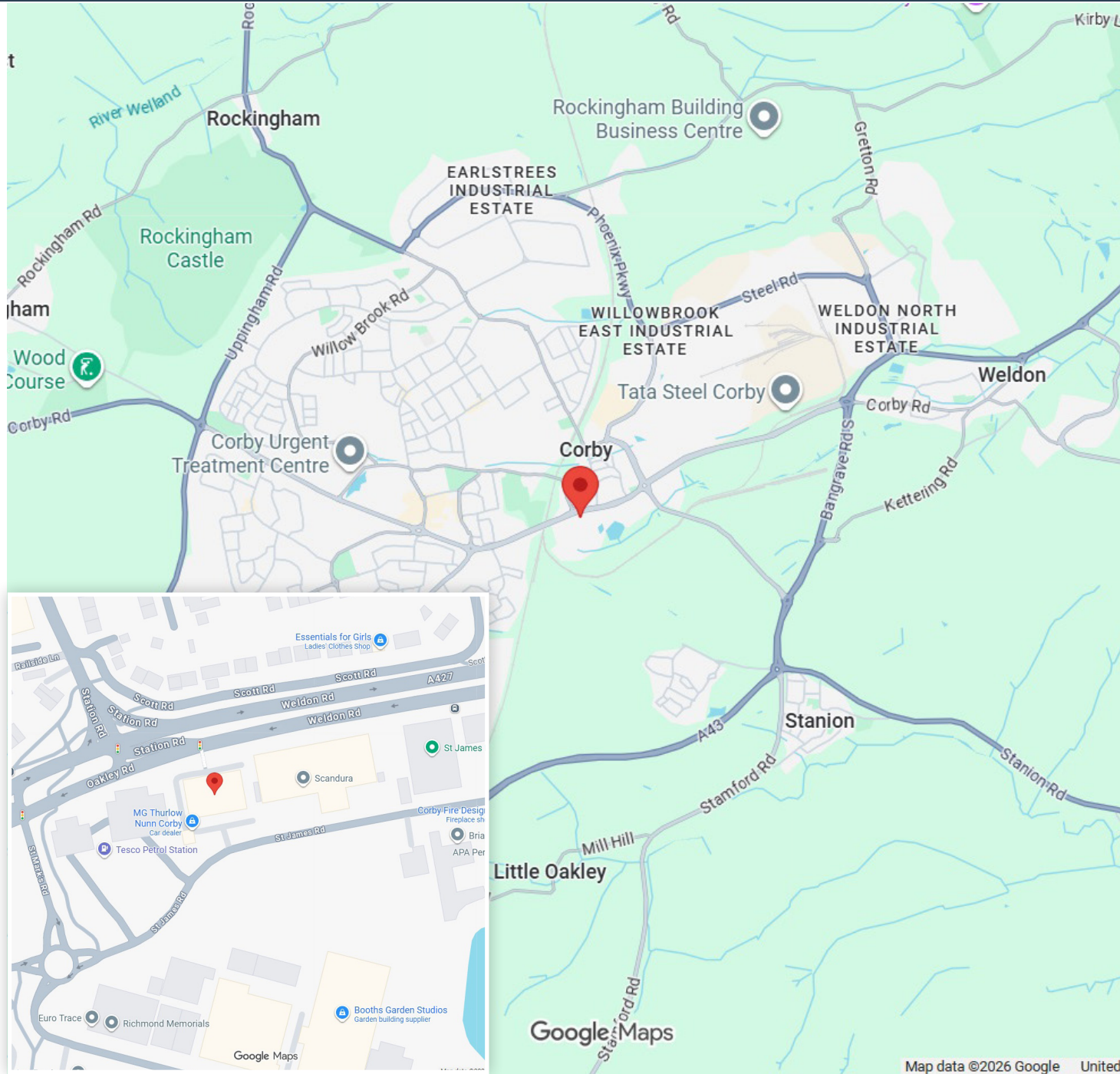
Corby benefits from excellent communications with the A14 approximately 9 miles south providing direct access to the M1, M40, M42, M6 and A1/M / M11.

The car showroom premises are located just off Oakley Road dual carriageway in a highly prominent location close to the entrance of St James Road where the Tesco petrol station is located with the main out-of-town Tesco store immediately behind.

The Oakley Road dual carriageway links the main town centre with the Peel out-of-town retail park on Phoenix Parkway and the main trade counter area of Corby.

 what3words

 pocket.skills.safety



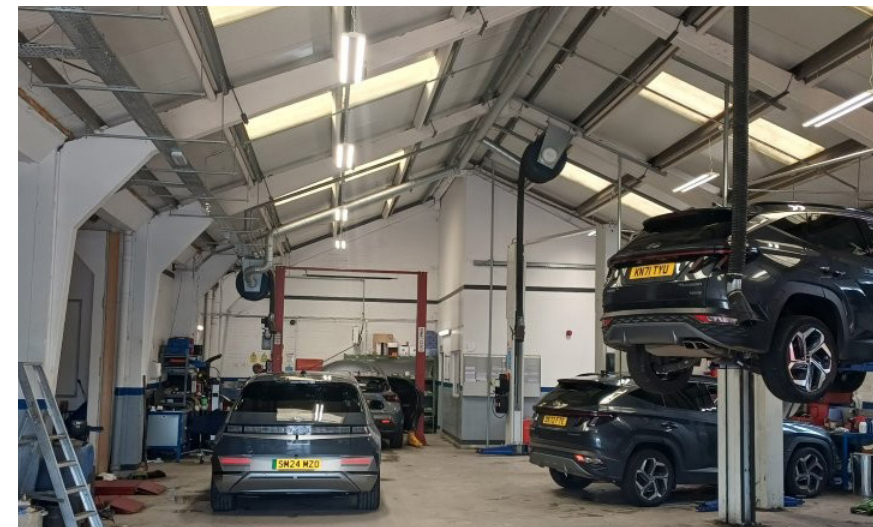












HM Land Registry  
Current title plan

Title number **NN333610**  
Ordnance Survey map reference **SP8988N**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **North  
Northamptonshire**

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