



Unit 4, Asda Superstore, Phoenix Park Way, Corby, Northamptonshire NN17 5DT

Rare superstore opportunity

- ▶ **NIA: 722 SQFT (67.1 SQM)**
- ▶ **Unit situated within Asda Superstore with 35,000 weekly visitors**
- ▶ **Other occupiers include Timpson, Greggs and TUI travel agents**
- ▶ **Located on Peel Retail Park with national occupiers including Boots, M&S, Currys and Superdug**

For enquiries and viewings please contact:



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Location

The property is situated within the Asda Superstore on Phoenix Park Way, which forms part of Peel Retail Park within Corby. Corby has a population of 68,000 and is approximately 23 miles north-east of Northampton, lying within the 'golden triangle' of logistics. The town benefits from strong road connectivity via the A43 and A14 which provides access to the surrounding towns of Northampton, Kettering and Stamford as well as to national infrastructure including the M1 and M6 motorways.

Phoenix Park Way is a principal retailing destination within Corby with the retail park anchored by the Asda Superstore and includes a number of national retailers including Boots, Next, Currys, Matalan and Pets at Home. The subject property occupies a prominent position within the Asda Superstore, which sees x amount of annual visitors.

Description

The premises comprises a self contained, retail concession unit within an Asda Superstore. The unit benefits from tiled flooring, plastered and painted walls with suspended ceiling and fluorescent tube lighting.

An area to the rear has been partitioned to provide storage and staff space.

Accommodation

	Sq M	Sq Ft
Sales	58.7	632
Stores	8.4	90
Total	67.1	722

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

We understand the property benefits from planning consent for the following uses:

Class E (Commercial, Business and Services use).

Making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The premises are available by way of a new lease for a term of years to be agreed.

Business Rates

Property Description: Shop & Premises

Rateable Value: £25,500

Rates Payable: £9,741 (based on the small retail, hospitality and leisure multiplier of 38.2p, effective until April 2027).

This will come into effect from April 2026.

(Source: VOA)

Rent

On application

Service Charge

The tenant is responsible for a fair portion of the costs of the upkeep of the common areas of £2,000 per annum.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises is located within an Asda Superstore which has an EPC of C-52.

Viewings

Viewings are by appointment with sole agents Innes England

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