



RUGBY

UNIT 36 MANNING WALK THE CLOCK TOWERS SHOPPING CENTRE

**A1, A2, A3, B1, D1
USES CONSIDERED STPP**



LOCATION

The Clock Towers Shopping Centre is the prime shopping centre destination in Rugby town centre providing 210,000 sq ft of retail accommodation and benefiting from 550 car parking spaces.

The unit is located on Manning Walk directly above Ryman, O2 and Game with direct access from both Manning Walk and from the Clock Towers car parks. The unit is currently fitted out as a café premises, although consideration will be given to other uses.

DESCRIPTION

The premises are arranged as a ground floor lobby with lift access leading to the first floor which has glazing overlooking Manning Walk and comprises the following approximate net internal floor areas:-

Ground Floor

Entrance Lobby and Lift

First Floor

269.97 sq m

2,906 sq ft

Subject to interest, it may be possible to extend the first floor accommodation to circa **4,400 sq ft** and to add a ground floor frontage to Manning Walk of **1,636 sq ft** subject to specific requirements.

USES

The unit is currently configured as a café however consideration would be given to **A1, A2, A3, B1 and D1 uses.**

TERMS

The unit is available by way of a new 10 year full repairing and insuring lease subject to 5 yearly upward only rent reviews.

RENTAL

Rent on application.

RATES

We recommend all parties make their own enquires and note that the property may need to be reassessed dependent on use and configuration.

SERVICE CHARGE

An annual service charge of £10,658 and insurance of £1,525.36 payable per annum.

VIEWING

Strictly via the sole agents:-

Beth Brading

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SUBJECT TO CONTRACT

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