



# RUGBY

## UNIT 22 THE CLOCK TOWERS SHOPPING CENTRE



### 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 situated in a busy trading location within the Clock Towers Shopping Centre adjacent to **Supercuts** and close to **Argos, Greggs, New Look, Poundland** and **Iceland**.

### DESCRIPTION

The premises are arranged over ground floor, comprising the following approximate net internal floor areas:-

Ground Floor Sales	83.89 sq m	903 sq ft
First Floor	43.20 sq m	465 sq ft

### 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

£28,000 per annum exclusive

### RATES

Rateable Value 2010:	£ 32,500
UBR 2015/2016:	0.493
Estimated Rates Payable:	£ 16,022.50

We recommend all parties make their own enquires.

### SERVICE CHARGE

An annual service charge is payable of £11,478 and £684.25 insurance.

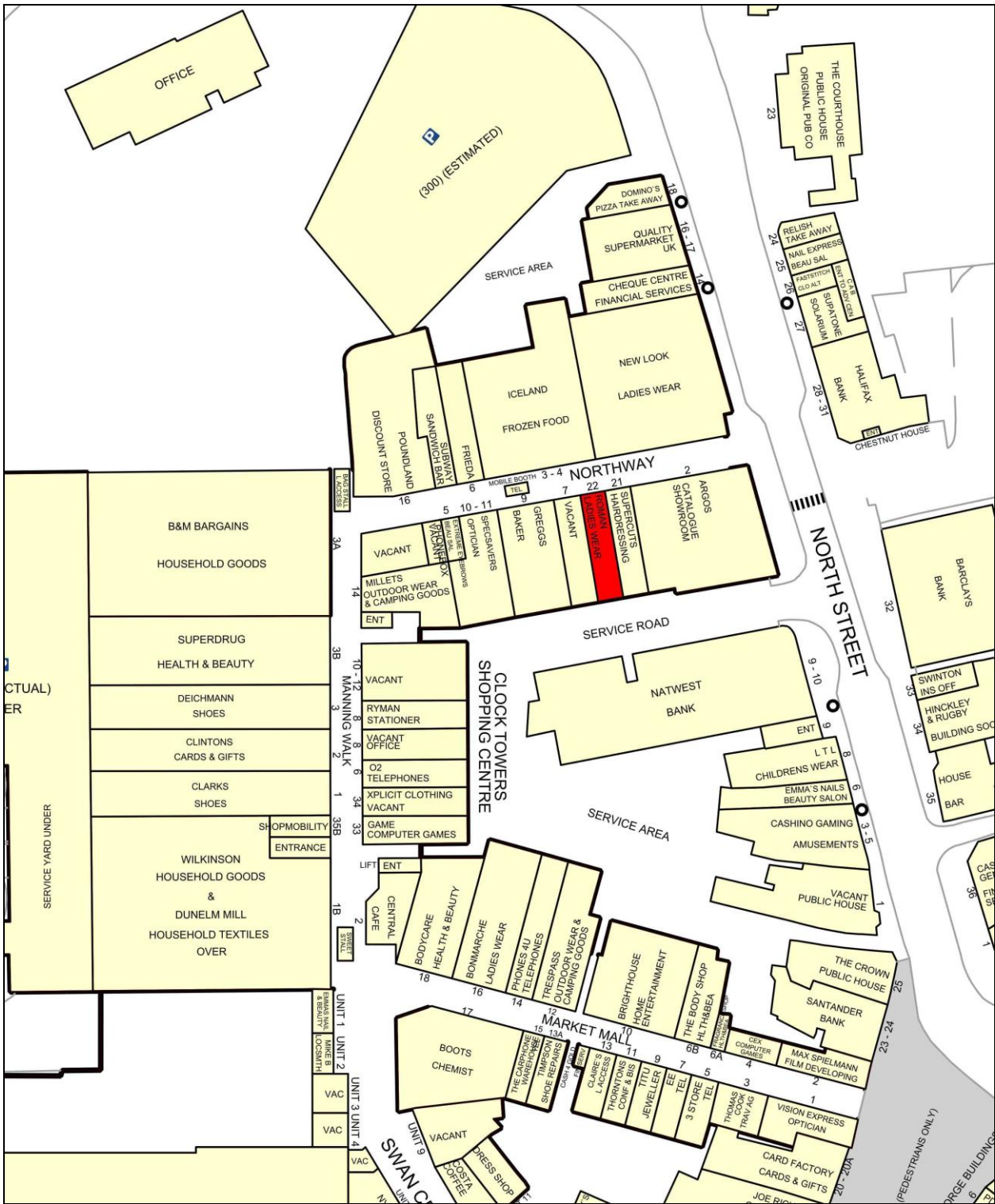
### VIEWING

Strictly via the sole agents:-

Beth Brading  
Tel: 020 7338 4362  
Email: [beth.brading@bnpparibas.com](mailto:beth.brading@bnpparibas.com)

**SUBJECT TO CONTRACT**

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