



RUGBY

UNIT 23 NORTHWAY

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.

A double unit can be created subject to demand within a busy trading location within the Clock Towers Shopping Centre adjacent to **Greggs** and **Supercuts** and close to **Argos**, **Iceland** and **New Look**.

DESCRIPTION

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

Ground Floor Sales	87.14 sq m	938 sq ft
First Floor Ancillary	78.50 sq m	845 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

£25,000 per annum exclusive

RATES

Rateable Value 2010:	£ 33,000
UBR 2016/2017:	0.497
Estimated Rates Payable:	£ 16,401

We recommend all parties make their own enquires.

SERVICE CHARGE

An annual service charge is payable of £11,127 plus £662.97 insurance.

VIEWING

Strictly via appointment only:-

Beth Brading
Tel: 020 7338 4362
Email: beth.brading@bnpparibas.com

Or our joint letting agents, Jackson Criss
(Andrew Criss/Simon Carr)
020 7637 7100

SUBJECT TO CONTRACT

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