



# RUGBY

## UNIT 28 MANNING WALK

### 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 close to **Deichman Shoes, Superdrug, B&M, Poundland, Subway and Pep & Co.**

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

|                       |             |             |
|-----------------------|-------------|-------------|
| Ground Floor Sales    | 213.95 sq m | 2,303 sq ft |
| First Floor Ancillary | 93.00 sq m  | 1,001 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. **SUBJECT TO VACANT POSSESSION.**

**RENTAL** £tbc per annum exclusive

|              |                          |          |
|--------------|--------------------------|----------|
| <b>RATES</b> | Rateable Value 2017:     | £ 47,250 |
|              | UBR 2017/2018:           | 0.48     |
|              | Estimated Rates Payable: | £ 27,493 |

We recommend all parties make their own enquires.

**SERVICE CHARGE** An annual service charge is payable of £17,920 and £1424.61 insurance.

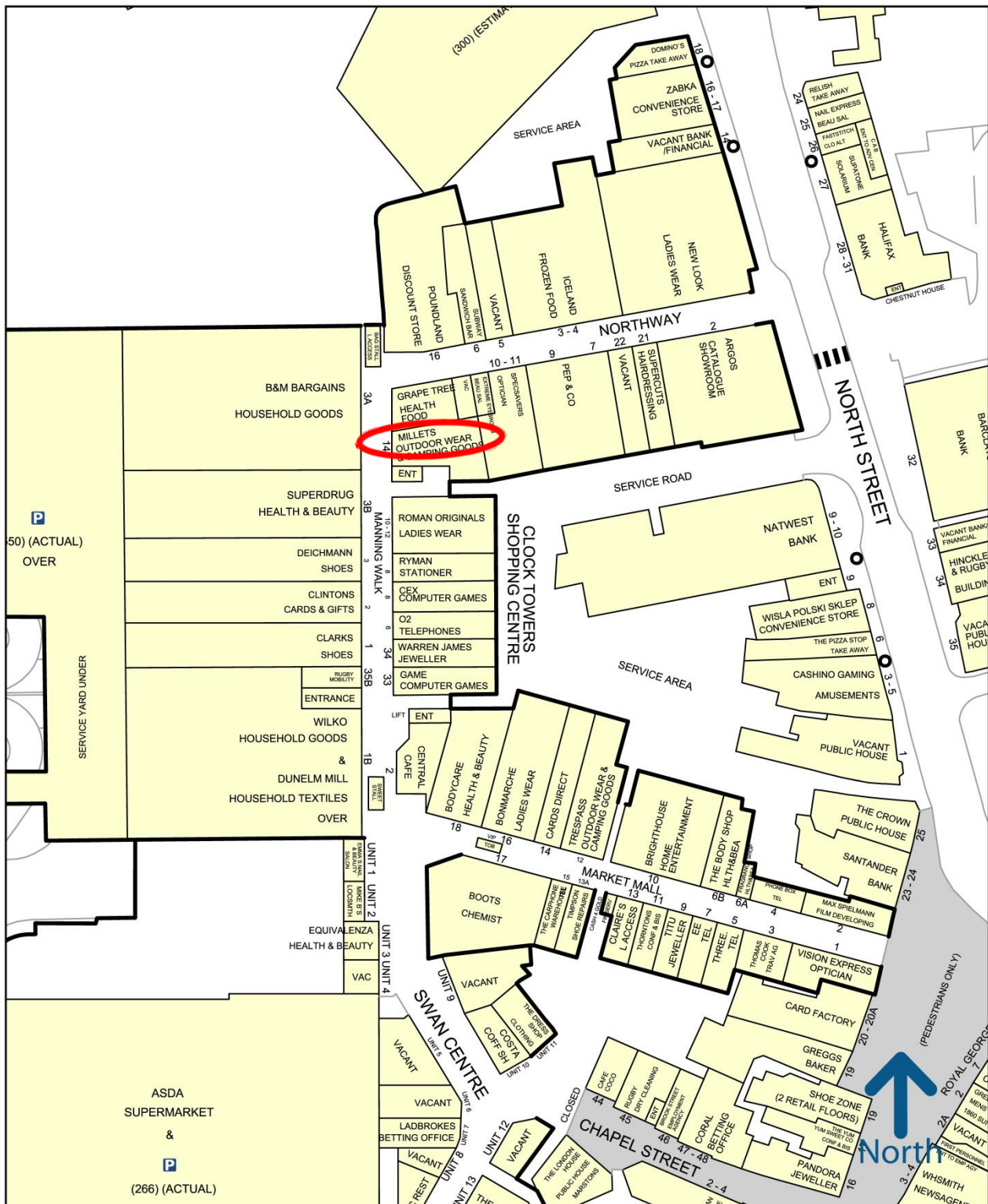
**VIEWING** Strictly via appointment only:-

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