



RUGBY

UNIT 32 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.

The Unit is situated in a busy trading location within the Clock Towers Shopping Centre adjacent to **Rymans** and **O2**, close to **Wilkinson**, **Clarks**, **Deichmann** and **Superdrug**.

DESCRIPTION

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

| | | |
|-----------------------|------------|-----------|
| Ground Floor Sales | 89.92 sq m | 968 sq ft |
| First Floor Ancillary | 58.80 sq m | 633 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

£37,500 per annum exclusive

RATES

| | |
|--------------------------|-------------|
| Rateable Value 2010: | £ 41,250 |
| UBR 2016/2017: | 47.9 |
| Estimated Rates Payable: | £ 20,501.25 |

We recommend all parties make their own enquires.

SERVICE CHARGE

An annual service charge is payable of £10,776 plus £708 insurance per annum.

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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