



RUGBY

UNIT 35B 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 adjacent to **Wilkinsons** and **Clarks** and close to **Bodycare**, **Café Central**, **Game** and **O2**.

DESCRIPTION

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

Ground Floor Sales	52.12 sq m	561 sq ft
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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

£22,500 per annum exclusive

RATES

Rateable Value 2017:	£16,500
UBR 2017/2018:	48.0p
Estimated Rates Payable:	£8,671

We recommend all parties make their own enquires as small rates allowance may apply.

SERVICE CHARGE

An annual service charge is payable of £3,045 and £275.75 insurance.

VIEWING

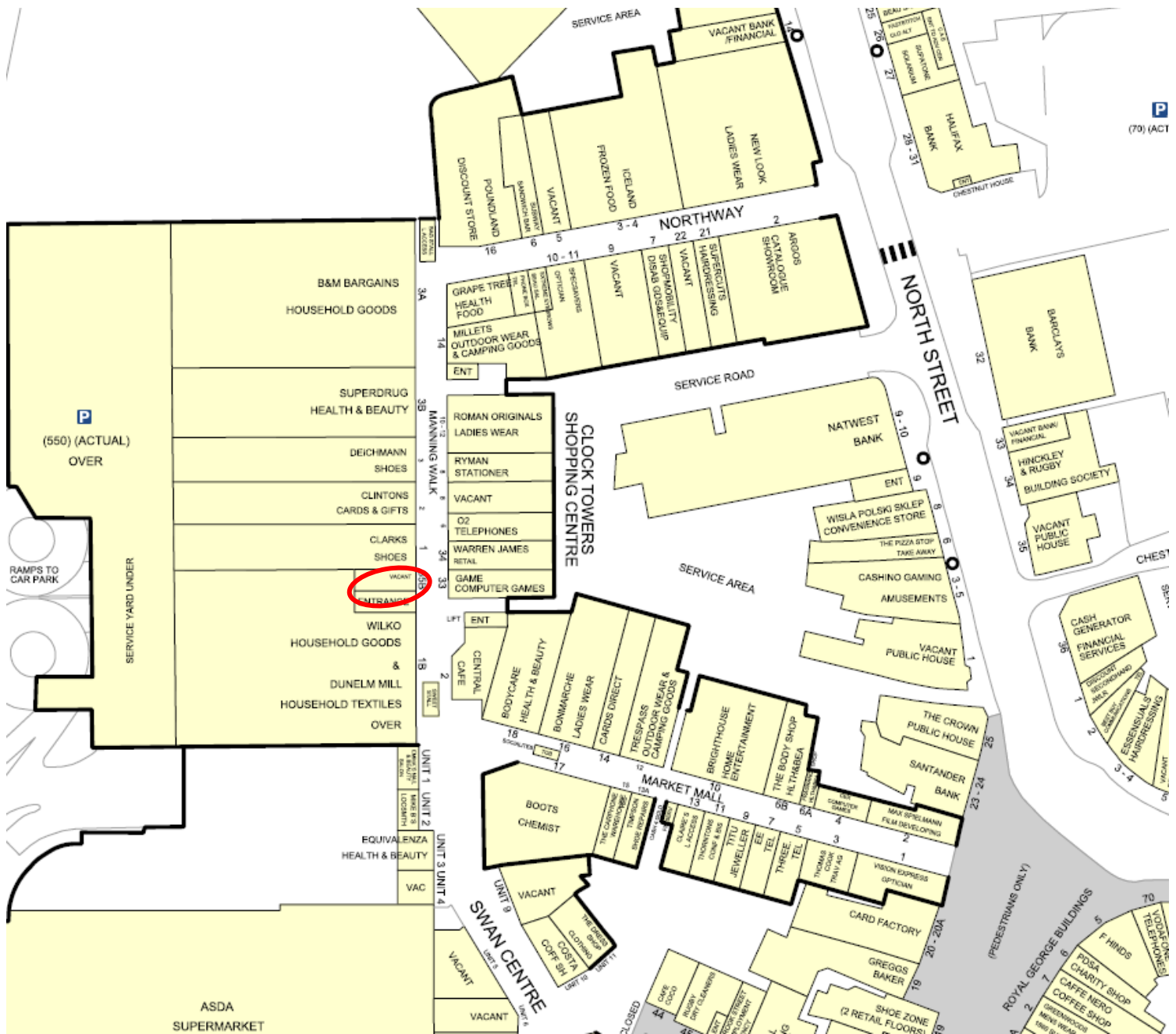
Strictly via appointment only:-

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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