



RUGBY

UNIT 45 CHAPEL STREET THE CLOCK TOWERS SHOPPING CENTRE

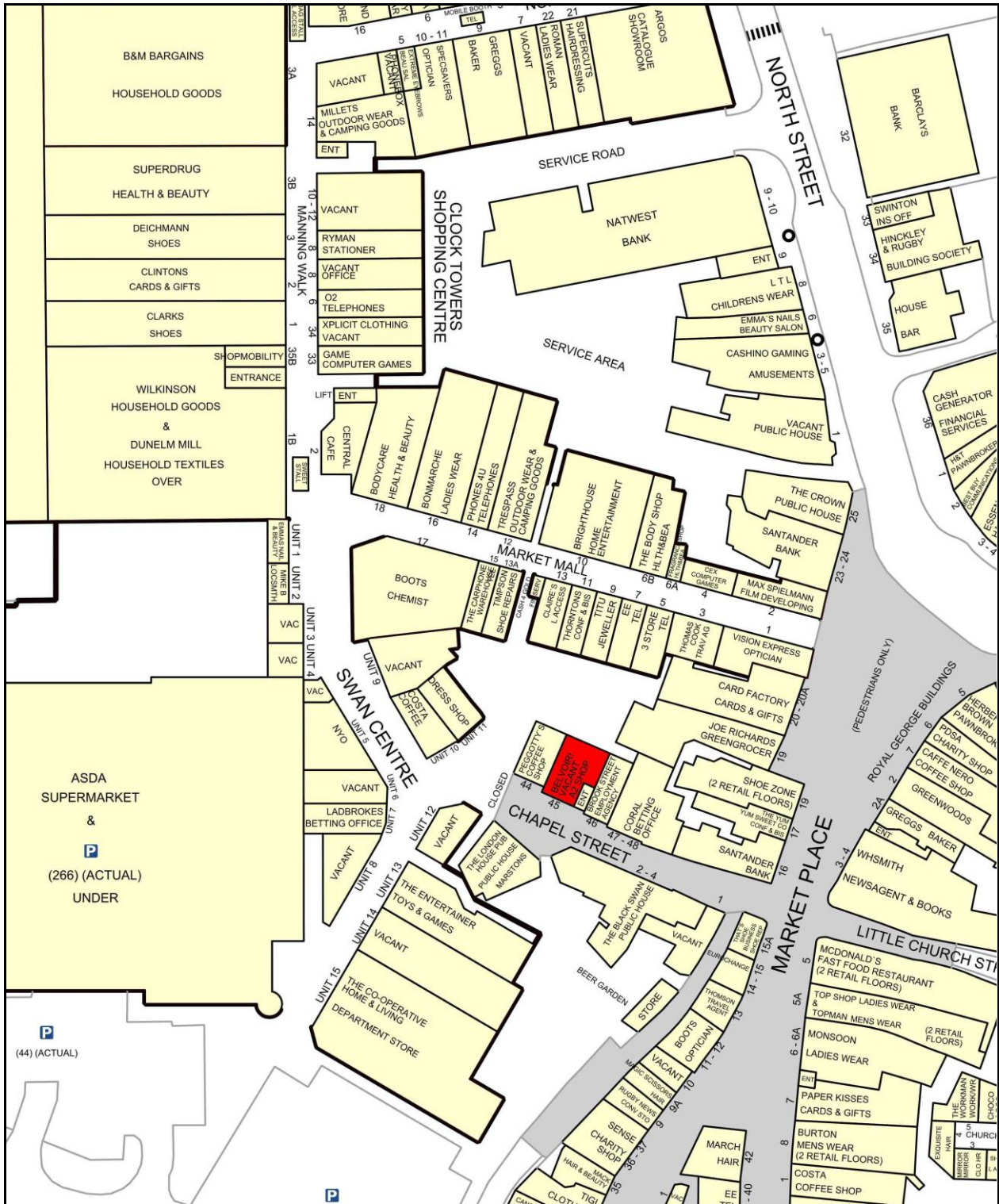
A2 PLANNING CONSENT



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 on Chapel Street and has the benefit of A2 planning consent and is adjacent to Peggoty's Coffee Shop and Brook Employment Agency and close to Coral and The Black Swan and the 85,000 sq ft Asda superstore and parking.		
DESCRIPTION	The premises are arranged over the ground floor, comprising the following approximate net internal floor area:-		
	Ground Floor Sales	76.83 sq m	827 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	£17,500 per annum exclusive		
RATES	Rateable Value 2010:	£ 12,500	
	UBR 2014/2015:	48.2p	
	Estimated Rates Payable:	£ 6,025	
	We recommend all parties make their own enquires.		
SERVICE CHARGE	An annual service charge is payable – Further information is available on request.		
VIEWING	Strictly via the sole agents:-		
	Sophie Ashworth	Beth Brading	
	Tel: 020 7338 4412	Tel: 020 7338 4362	
	Email: sophie.ashworth@bnpparibas.com	Email: beth.brading@bnpparibas.com	

SUBJECT TO CONTRACT

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