



# RUGBY

## 15 NORTH STREET A1 – A2 PLANNING A3/5 STPP



**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 on North Street located adjacent to **New Look**, quality Supermarket and **Domino's Pizza** with Bus stops close by.

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

Ground Floor	116 sq m	1,250 sq ft
First Floor	32 sq m	347 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** £20,000 per annum exclusive

<b>RATES</b>	Rateable Value 2017:	£13,750
	UBR 2017/2018:	0.480
	Estimated Rates Payable:	£6,421

Please note, a small business rates allowance may be available. Please make your own enquiries.

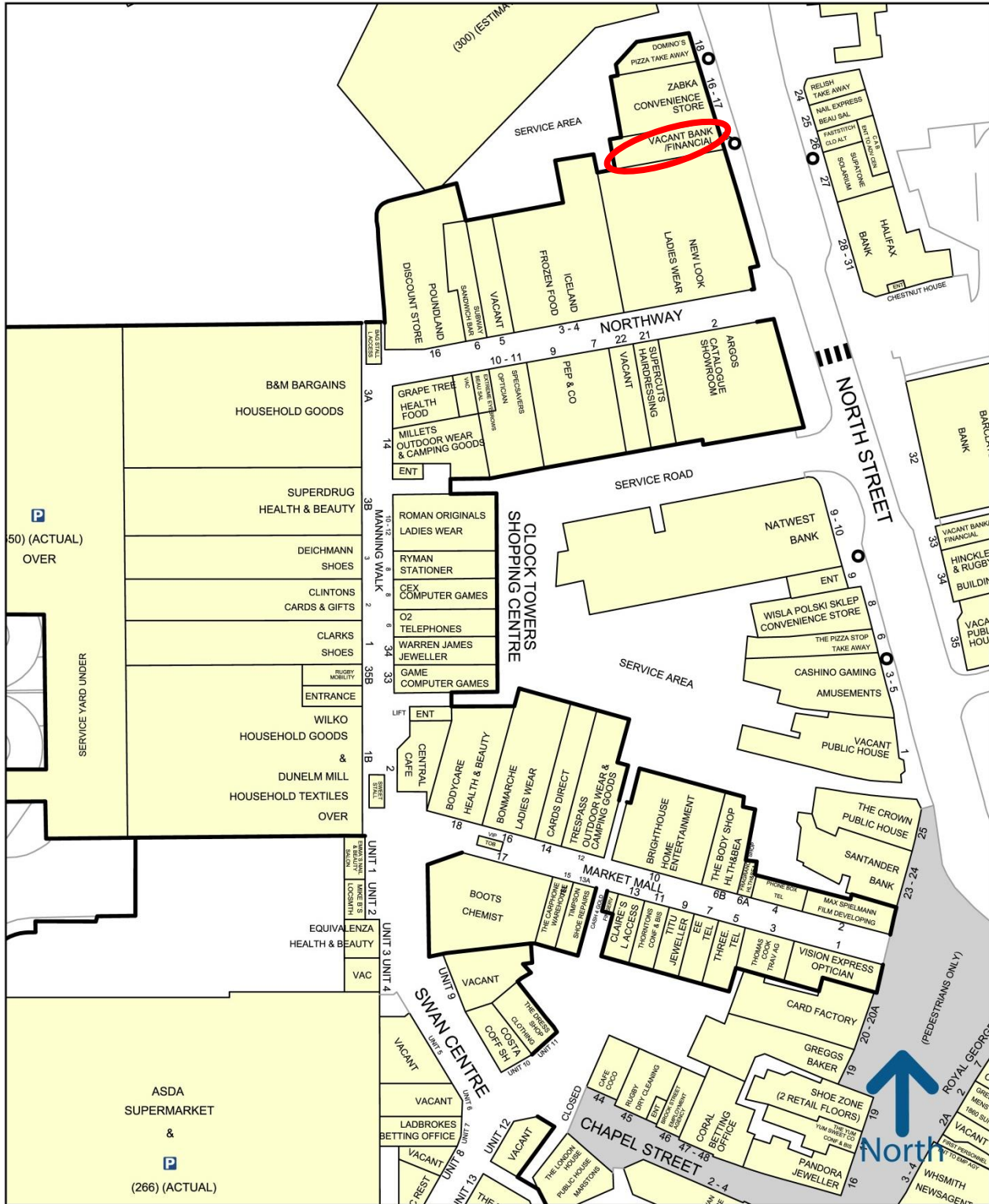
We recommend all parties make their own enquiries.

**SERVICE CHARGE** An annual service charge is payable of £2,083 plus £797 insurance per annum.

**VIEWING** Strictly via appointment only:-

Beth Brading  
Tel: 020 7338 4362  
Email: [beth.brading@bnpparibas.com](mailto:beth.brading@bnpparibas.com)  
Or via our joint letting agents Jackson Criss  
(Andrew Criss/Simon Carr)  
020 7637 7100

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