



RUGBY

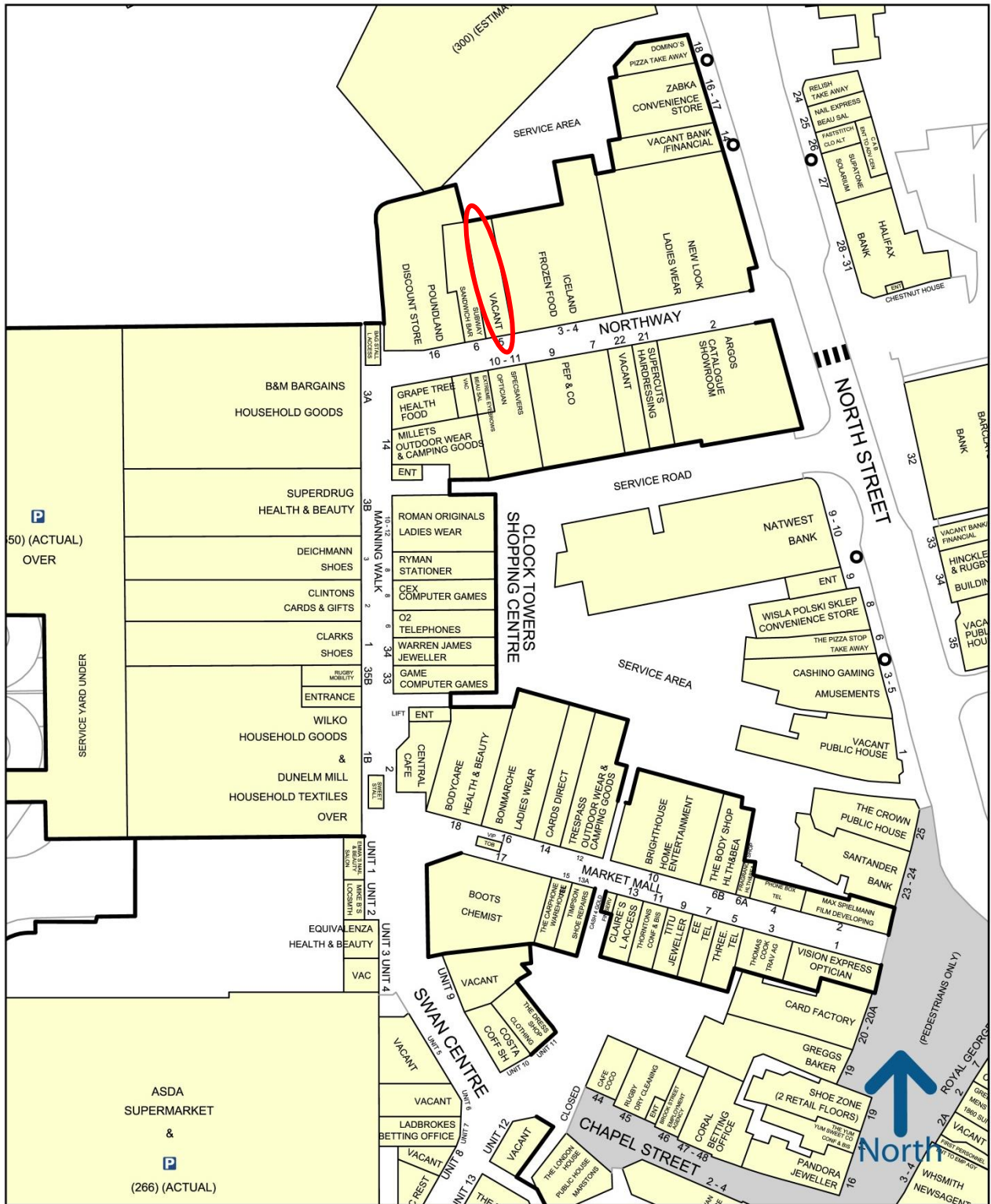
UNIT 17 NORTHWAY THE CLOCK TOWERS SHOPPING CENTRE



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 located between Iceland and Subway and close to Specsavers, Grape Tree, New Look, Poundland and a new Pep & Co.	
DESCRIPTION	The premises are arranged over ground, comprising the following approximate net internal floor areas:-	
	Ground Floor	144.6 sq m 1,557 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. Consideration will also be given to short-term lettings.	
RENTAL	£35,000 per annum exclusive	
RATES	Rateable Value 2017:	£ 32,500
	UBR 2017/2018:	48.0p
	Estimated Rates Payable:	£ 19,400
	We recommend all parties make their own enquires.	
SERVICE CHARGE	An annual service charge is payable of £8,915 plus £310 insurance per annum.	
VIEWING	Strictly via appointment only:-	
	Beth Brading Tel: 020 7338 4362 Email: beth.brading@bnpparibas.com	
	Or via our joint letting agents, Jackson Criss (Andrew Criss/Simon Carr) 020 7637 7100	

SUBJECT TO CONTRACT

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. January 2016.



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