



RUGBY

UNIT 7 MARKET MALL THE CLOCK TOWERS SHOPPING CENTRE

Subject to Vacant Possession



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 100% prime location within the Clock Towers Shopping Centre located close to **Bon Marche, Thornton's, Claire's Accessories, Trespass, Bodycare, Boots and Brighthouse.**

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

Ground Floor Sales	74.03 sq m	796 sq ft
First Floor Ancillary	37.80 sq m	407 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 £29,500 per annum exclusive

RATES

Rateable Value 2017:	£ 18,500
UBR 2017/2018:	0.48
Rates Payable 2016/2017:	£ 11,332

We recommend all parties make their own enquires of the Local Rating Authority.

SERVICE CHARGE An annual service charge is payable of circa £6,650 plus £205 insurance per annum.

EPC Will be made available shortly.

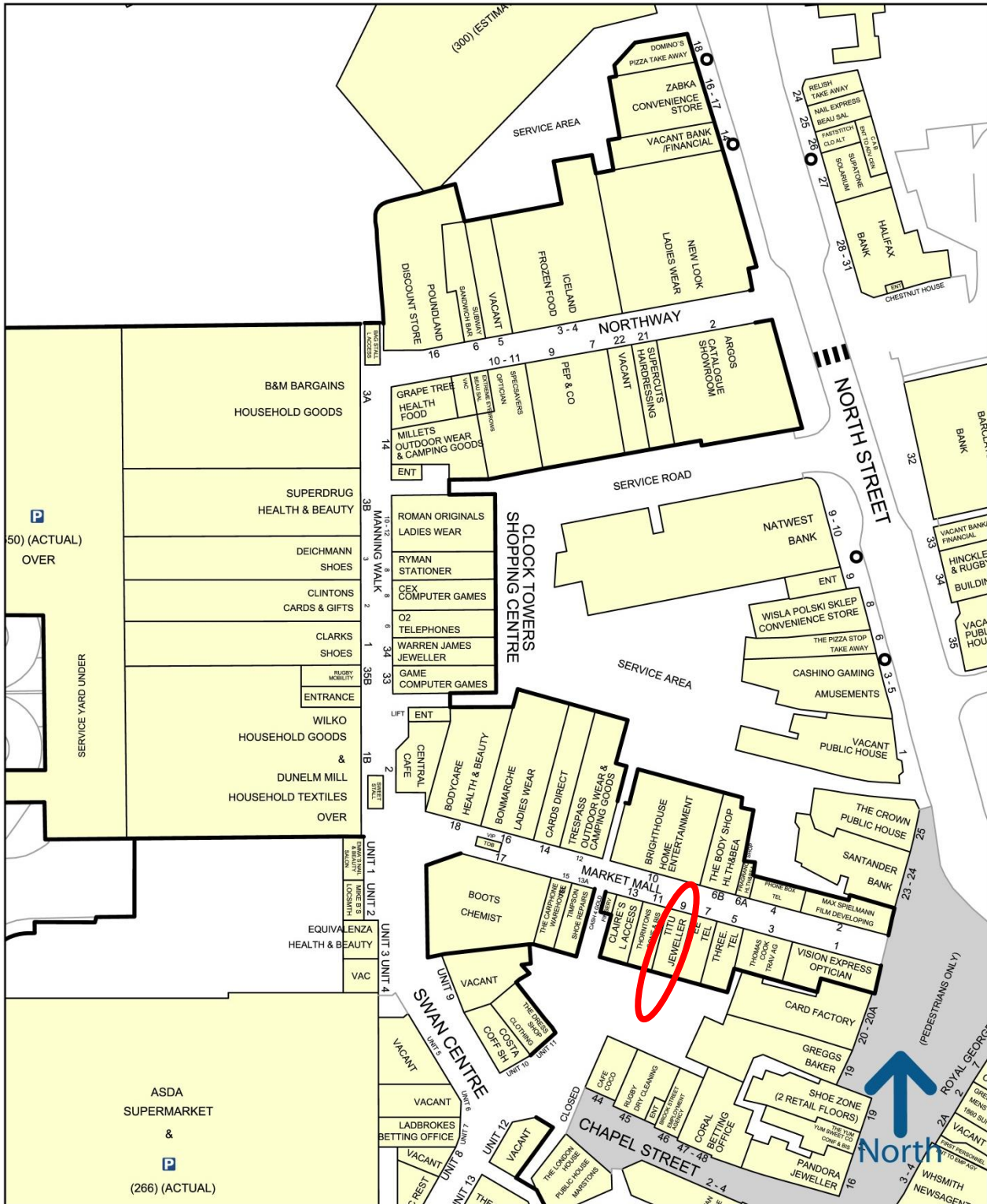
VIEWING Strictly via the joint sole agents:-

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Jackson Criss
(Andrew Criss/Simon Carr)
020 7637 7100

SUBJECT TO CONTRACT

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