



# RUGBY

Photo to follow

## UNIT 24-25 THE CLOCK TOWERS SHOPPING CENTRE

<b>LOCATION</b>	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		
	A double unit can be created subject to demand within a busy trading location within the Clock Towers Shopping Centre close to <b>Supercuts Argos, Iceland</b> and <b>New Look</b> and opposite <b>Poundland</b> and <b>Subway</b>		
<b>DESCRIPTION</b>	The premises are arranged over ground and first floors, comprising the following approximate net internal floor areas:-		
	Ground Floor Sales	195 sq m	2099 sq ft
	First Floor Ancillary	217 sq m	2344 sq ft
<b>TERMS</b>	The unit is available by way of a new 10 year full repairing and insuring lease subject to 5 yearly upward only rent reviews.		
<b>RENTAL</b>	£50,000 pax		
<b>RATES</b>	Rateable Value 2010:	£ 71,500	
	UBR 2016/2017:	0.497	
	Estimated Rates Payable:	£ 35,535.50	
	We recommend all parties make their own enquires.		
<b>SERVICE CHARGE</b>	An annual service charge is payable of approximately £23,800		
<b>VIEWING</b>	Strictly via appointment only:-		
	Beth Brading Tel: 020 7338 4362 Email: <a href="mailto:beth.brading@bnpparibas.com">beth.brading@bnpparibas.com</a>		
	Or 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.