



RUGBY

UNIT 12 (43/44) MARKET MALL THE CLOCK TOWERS SHOPPING CENTRE

**Prime Shop to Let
Available Now**

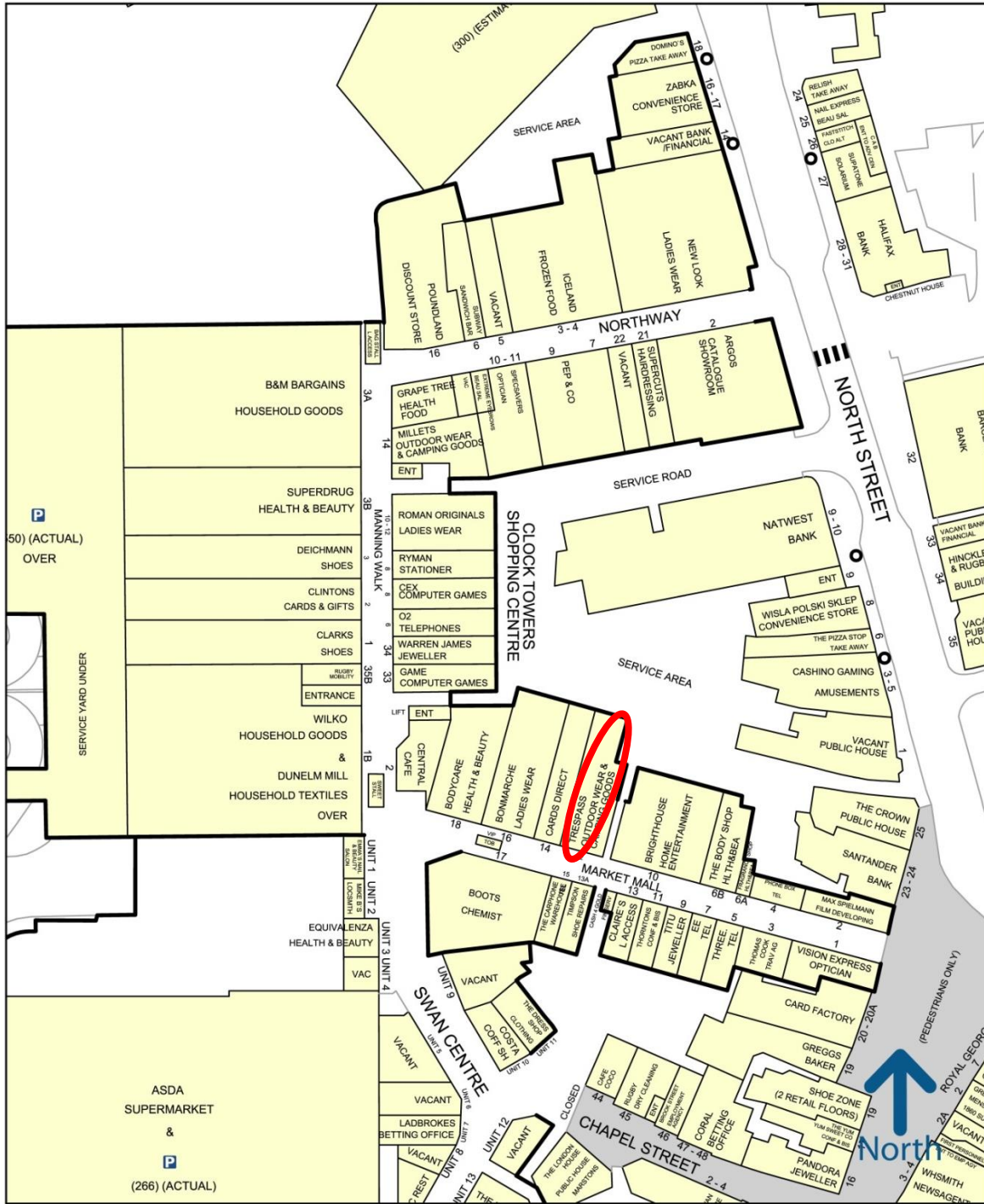


LOCATION	The Clock Towers Shopping Centre is the prime shopping centre destination in Rugby town centre providing 210,000 sq ft of retail accommodation and benefiting from 550 car parking spaces and adjacent to a 52,000 sq ft Asda.	
	The Unit is situated in a 100% prime location within the Clock Towers Shopping Centre located close to Cards Direct , and Brighthouse . Other key occupiers include Clarks , Boots , Deichmann , Bodycare , Claire's Accessories and Pep & Co .	
DESCRIPTION	The property is arranged over ground and first floors providing the following approximate net internal floor areas:	
	Ground Floor Sales	185.61 sq m 1,998 sq ft
	First Floor Ancillary	115.66 sq m 1,245 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	£52,500 per annum exclusive, payable quarterly in advance.	
RATES	We are advised by the VOA, that the rates from 1st April 2017 are assessed as follows	
	Rateable Value:	£44,750
	UBR 2017/2018:	0.480
	Rates Payable:	TBC
	Interested parties are asked to verify these figures with the Local Authority.	
SERVICE CHARGE	We are advised that the service charge for the current period is £19,772 pa	
EPC	Available on request.	
VIEWING	Strictly via the joint sole agents:-	
	Beth Brading	Jackson Criss
	Tel: 020 7338 4362	(Andrew Criss/Simon Carr)
	Email: beth.brading@bnpparibas.com	020 7637 7100

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SUBJECT TO CONTRACT



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