

## ROWLEY HUGHES 0121 212 7800

# On the Instructions of EWM SHOP LEASE FOR ASSIGNMENT 7/8 MARKET PLACE, RUGBY, WARWICKSHIRE CV21 3DY \*\*Confidential – Staff Unaware\*\*



#### Location

Rugby is situated approximately 35 miles to the east of Birmingham and can be accessed by Junction 1 of the M6. The town centre has a covered shopping centre known as Rugby Central which provides 210,000 sq ft of retail space and 535 car parking spaces over 4 levels. The subject premises are situated on Market Place which is adjacent to Rugby Central in a prime position.

The subject premises is situated adjacent to Monsoon and Ponden Home and other retailers of note in the near vicinity include Costa, Savers, McDonalds, WH Smith, Card Factory and Greggs.

#### Accommodation

The property comprises a shop on ground and first floors with the following approximate areas:-

| Ground Floor Sales | 3214 sq ft   | 298.6 sq m |
|--------------------|--------------|------------|
| First Floor Staff  |              |            |
| storage and wc's   | 2569.4 sq ft | 238.7 sq m |

<sup>\*</sup>Possible sub-divide into two units\*

#### **Tenure**

The property is currently held on a lease expiring 13.11.2021 with no further rent review at a rent of £47,500 pax.

#### **Service Charge**

18/19 in the region of £1500 subject to variation.

#### **Rating Assessment**

Rates payable with transitional relief 18/19 £39,738.02

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

#### **Energy Performance Certificate**

A copy of the EPC is available upon request.

#### **Legal Costs**

Each party is to be responsible for their own legal costs.

### Viewing

Strictly by appointment with the sole agent

lan Hughes
Rowley Hughes Thompson
Direct Tel: 0121 212 7802

Email: ianh@rhtretail.co.uk

Date Revised: November 2018

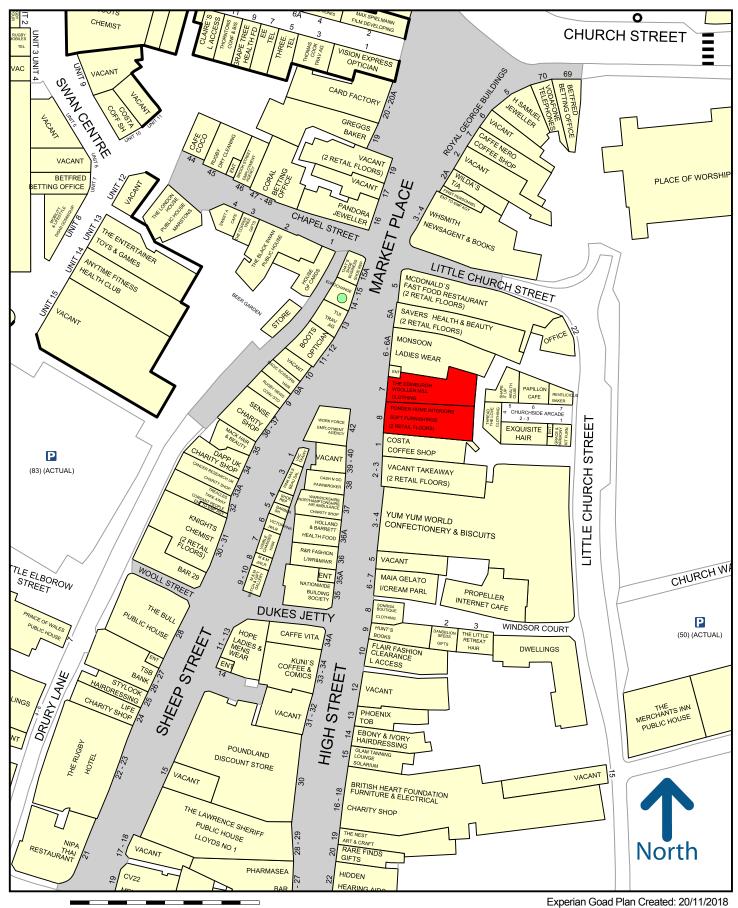
All transactions are stated exclusive of VAT

SUBJECT TO CONTRACT AND VERIFICATION OF AREAS AND RATEABLE VALUE.

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50 metres

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