

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



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

Ian 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.**

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**.

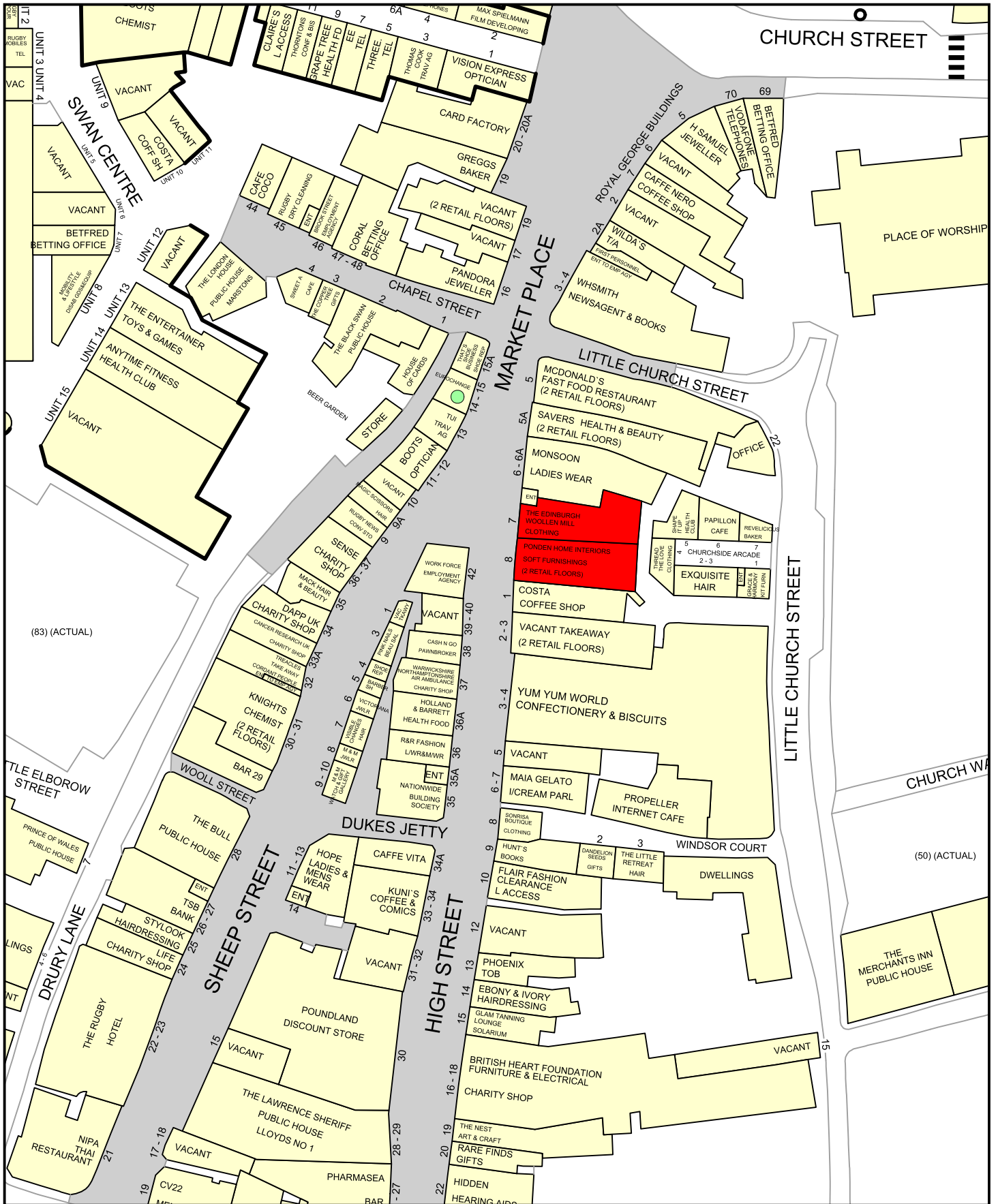
Accommodation

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

Possible sub-divide into two units

Rugby



50 metres

Experian Goad Plan Created: 20/11/2018
Created By: RHT