



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | www.rhtretail.co.uk | 3 EDMUND GARDENS 117 EDMUND STREET BIRMINGHAM B3 2HJ



SHOP TO LET FOLLOWING REDEVELOPMENT

8, 9, 10 CHURCH STREET, RUGBY,
CV21 3PH

****Subject to Vacant Possession & Amalgamation****

Location

The premises are situated in a secondary parade of shops overlooking the pedestrianised Market Place and adjacent to the Rugby Shopping Centre. Other occupiers of note within the Parade including **Peacocks** and directly opposite there are a number of multiple retailers including **H Samuel**, **Card Factory** and **WH Smiths**.

Accommodation

Ground Floor Sales	3391 sq ft	315 sq m
Storage to Rear	1152	107 sq m

Lease

Available by way of a new lease for a term of years to be agreed

Rental

Offers in the region of £75,000 per annum exclusive are invited.

Rating Assessment

The property will be reassessed for rates following redevelopment

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

EPC Rating

Full EPC available upon request.

Legal Costs

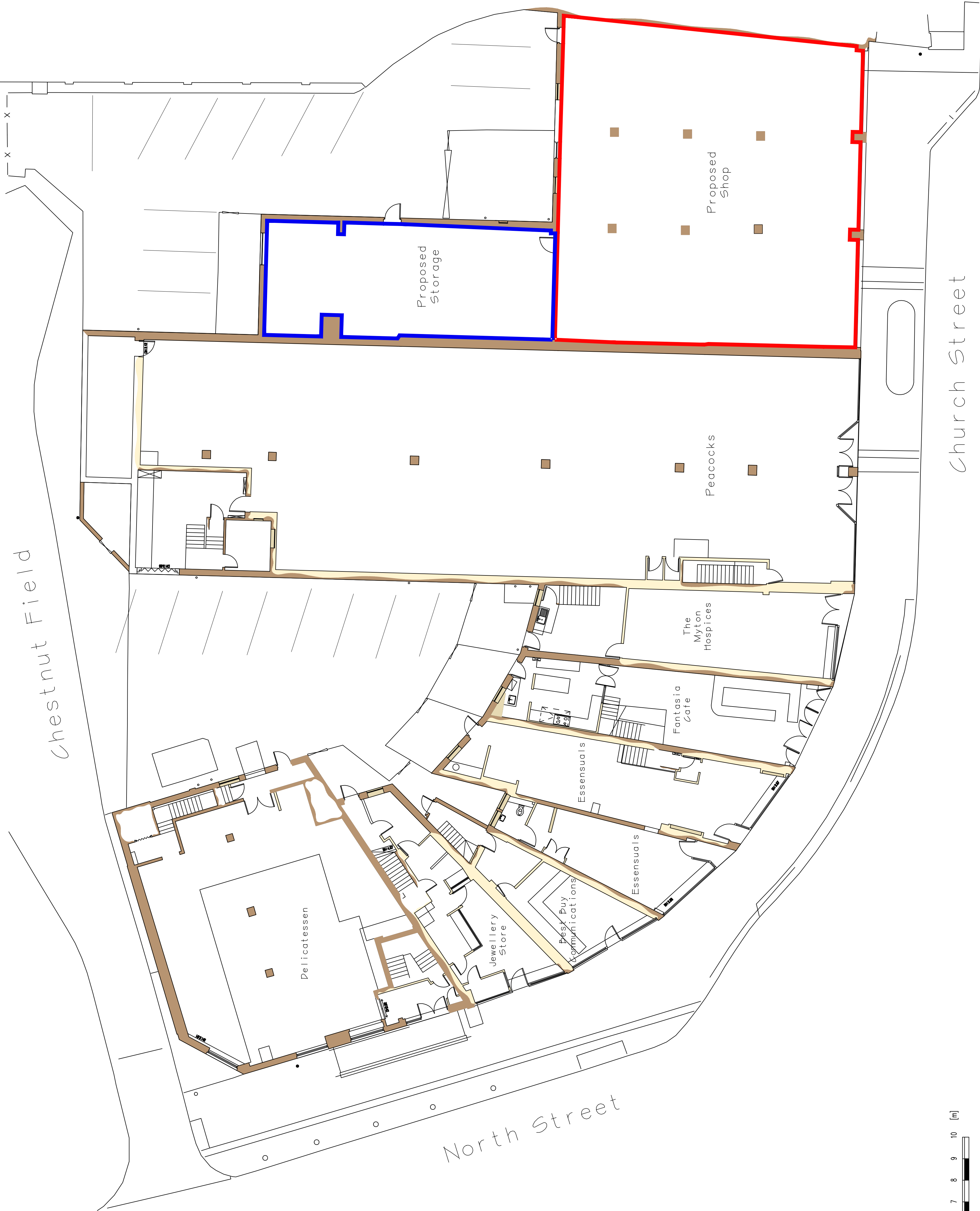
Each Party are to be responsible for their own legal costs incurred within the proposed transaction.





Viewing strictly by appointment with the sole retained agent:

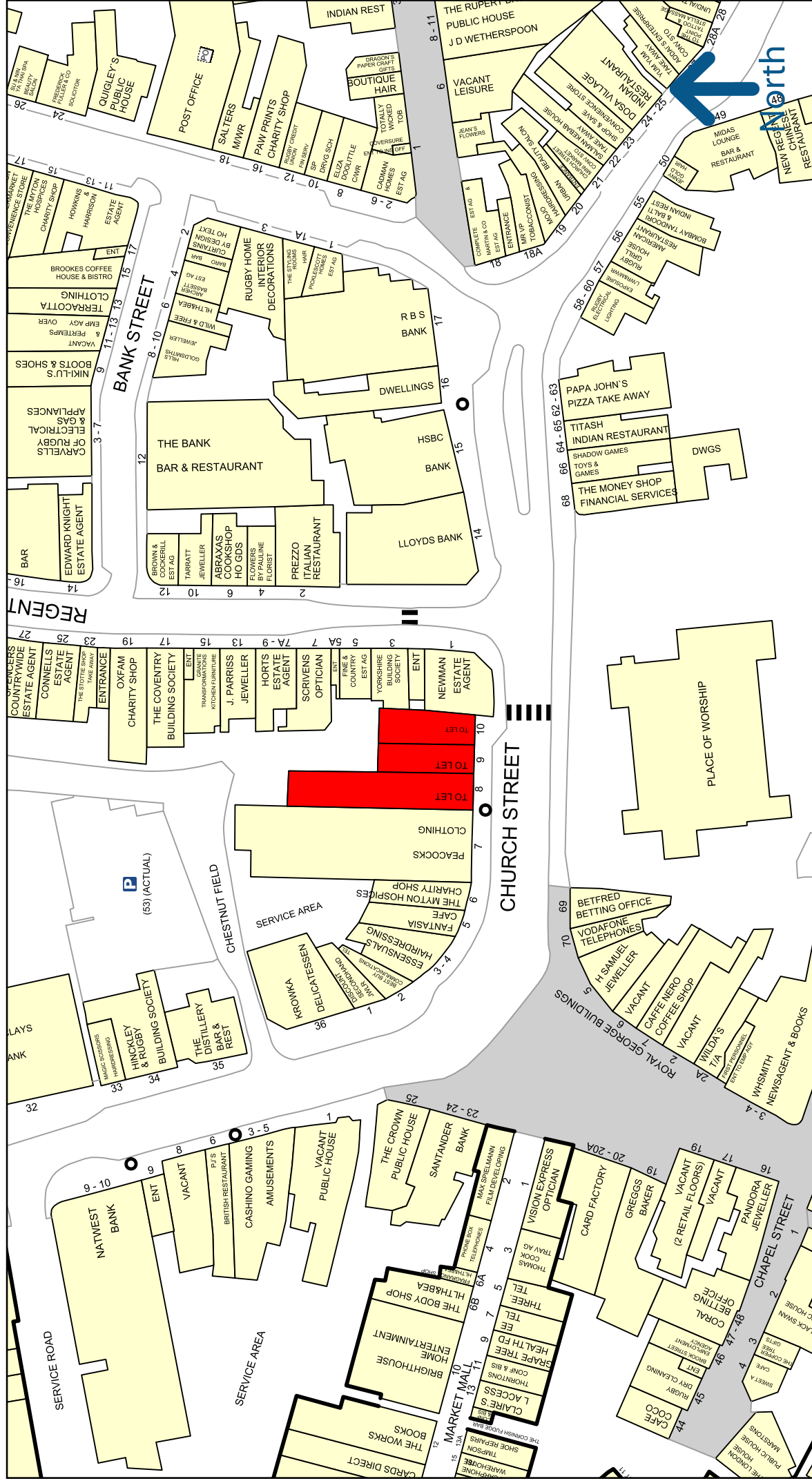
Ian Hughes
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Email: ianh@rhtretail.co.uk

Date prepared April 2019. All transactions are stated exclusive of VAT. Subject to Contract.

Misrepresentation Act 1967 Notice: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of an offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors 3 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact 4 Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give any representation or warranties in relation to this property.

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 <h1 style="margin: 0;">Agrarian</h1>		<p>Head Office Walsington, Beckley, Gloucestershire, GL13 9GN.</p> <p>Tel: 01453 511825 Fax: 01453 810498</p> <p>Email: enq@agrarian-tik.com Web: www.agrarian-tik.com</p> <p>Regional Offices  Cardiff  Kent  London</p>	
<p>Client</p> <p>Rugby One Ltd & Rugby Two Ltd</p> <p>Care of Agent</p>		<p>Job Title</p> <p>Shop Units @ 8, 9 & 10 Church Street</p> <p>Rugby</p> <p>CV21 2AL</p>	
<p>Architectural & Engineering Design</p> <p>Project Management</p> <p>Surveying</p> <p>Turnkey Packages</p>		<p>Drawing Title</p> <p>Proposed Ground Floor</p>	
<p>Scale 1:125 @ A1</p>		<p>Date May 2019</p> <p>Drawn By</p>	
<p>Drg. No.</p> <p>AG14400 - 855</p>		<p>Rev.</p>	



50 metres