



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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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.

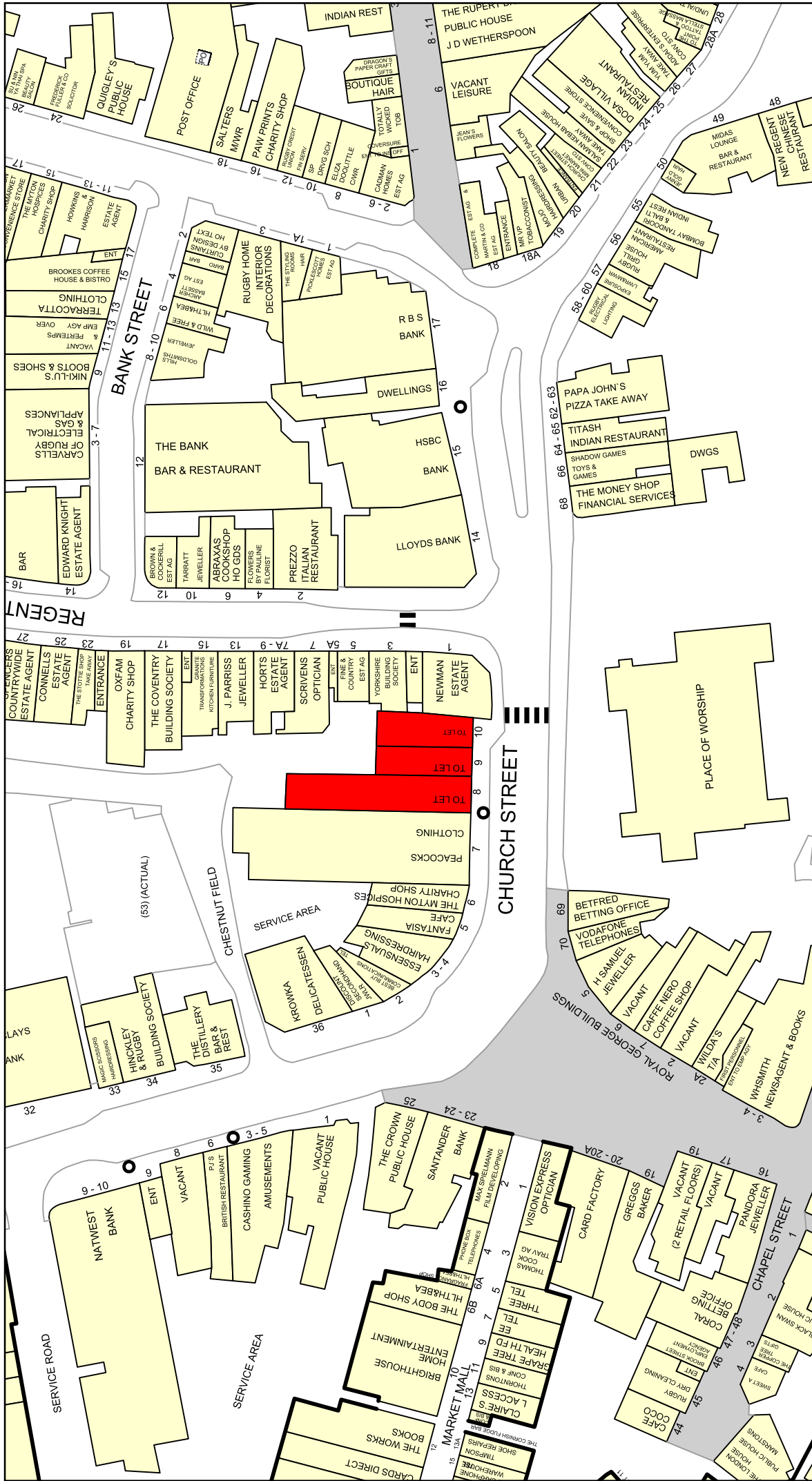
Viewing strictly by appointment with the sole retained agent:

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

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Rugby



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