



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | [www.rhtretail.co.uk](http://www.rhtretail.co.uk) | 3 EDMUND GARDENS 117 EDMUND STREET BIRMINGHAM B3 2HJ



## PRIME SHOP UNIT TO LET

36 NORTH STREET, RUGBY, CV21 3PH

### Location

The premises are situated in a secondary parade of shops overlooking the pedestrianised Market Place and adjacent to the Rugby Shopping Centre. The premises are adjacent to H&T Pawnbrokers. Other occupiers of note within the Parade include **William Hill** who are adjacent, **Peacocks** and **Essentials Hairdressing**.

### Accommodation

Ground Floor Sales	176.5 sqm	1,900 sq ft
Basement	101 sqm	1,086 sq ft

### Lease

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

### Quoting Rental

£30,000 per annum

### Rating Assessment

The property is assessed for rates as follows:

Rateable Value £35,750

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.

### EPC Rating

A copy of the EPC is available upon request.

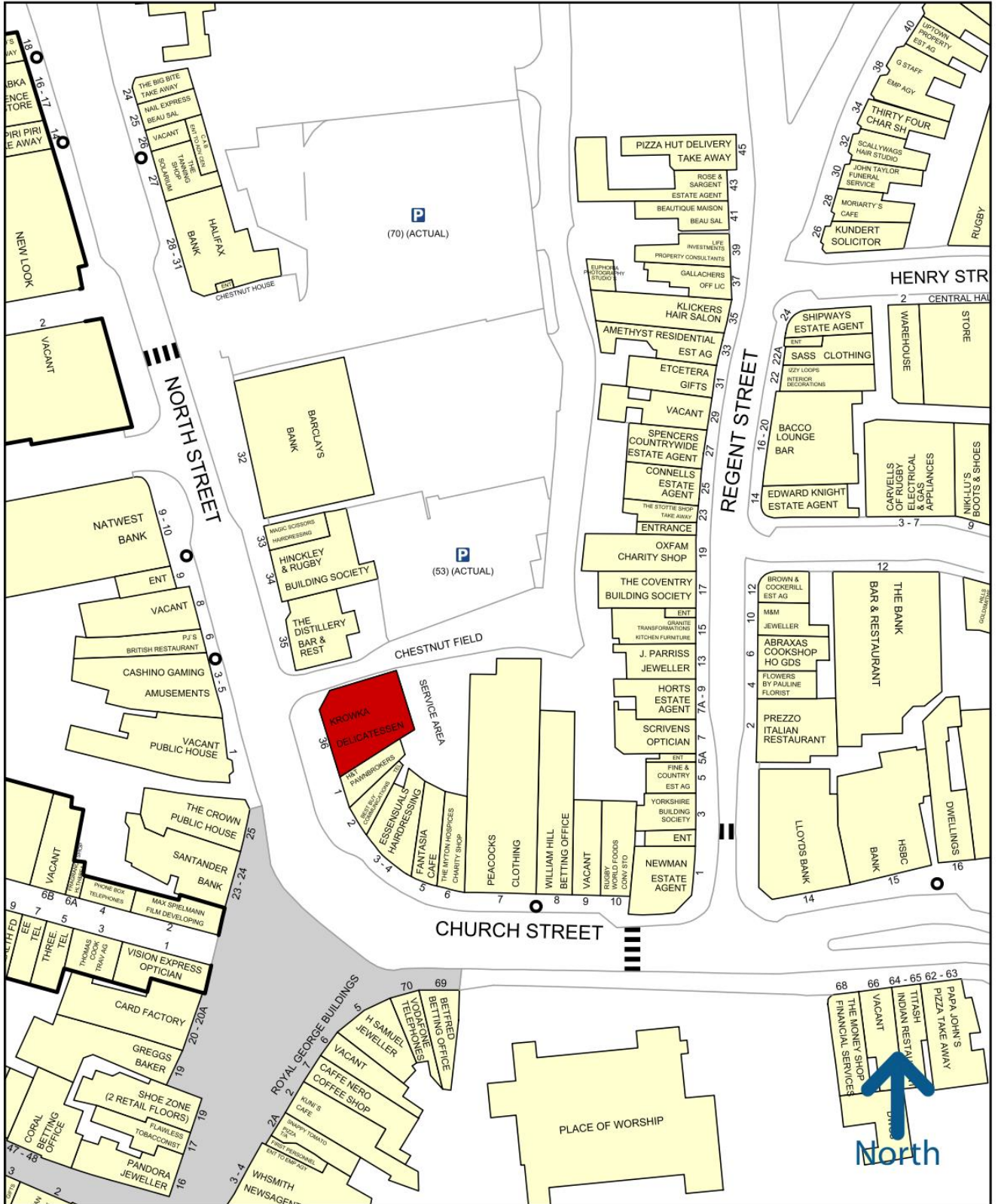
### Legal Costs

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  
DD: 0121 212 7802  
Email: [ianh@rhtretail.co.uk](mailto:ianh@rhtretail.co.uk)

Date prepared February 2020. All transactions are stated exclusive of VAT. Subject to Contract.



50 metres

Experian Goad Plan Created: 03/03/2020  
Created By: RHT

