



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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## SHOP TO LET

**7 CHURCH 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**. Other occupiers of note within the Parade include **William Hill, Essentials Hairdressing, and Caspian Pizza**.

### Accommodation

Ground Floor Sales	5403 sqft	502sqm
Rear Goods In Area	226 sqft	21sqm
Rear Storeroom	237 sqft	22sqm

### Lease

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

### Rent

Offers in the region of **£62,500** pax are invited.

### Rating Assessment

Due to separation from the first floor, the property will be re-assessed for rates so interested parties are advised to make their own enquiries with the relevant charging Authority to confirm the rates payable.

### EPC

Full EPC available upon request.

### Legal Costs

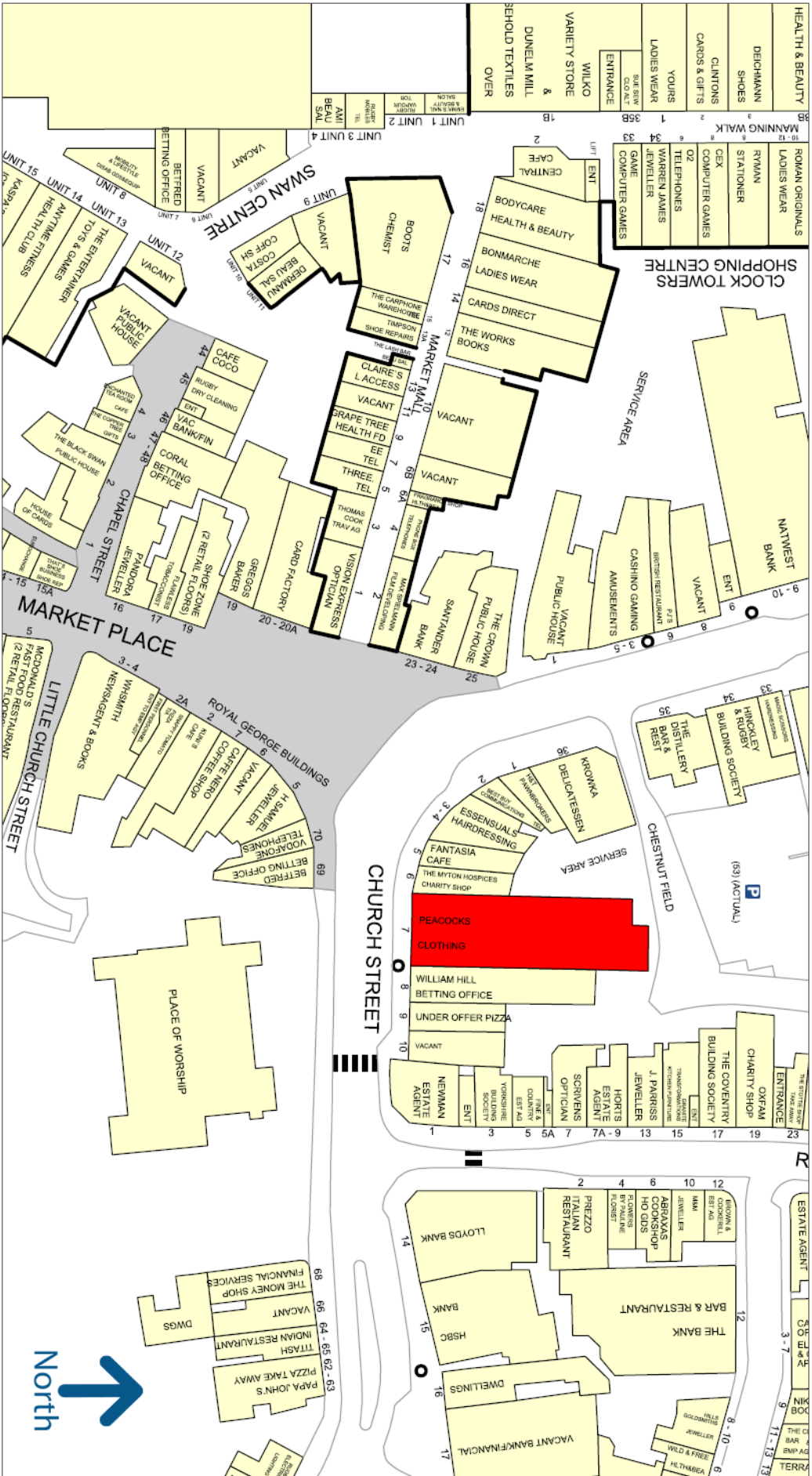
Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

### Viewing

Strictly by appointment with the sole retained agent:

Ian Hughes  
Rowley Hughes Thompson  
Direct Dial: 0121 212 7802  
Mobile: 07795 147434  
Email: [ianh@rhtretail.co.uk](mailto:ianh@rhtretail.co.uk)

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50 metres



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