



# RUGBY

## UNIT 28 MANNING WALK

### THE CLOCK TOWERS SHOPPING CENTRE



**LOCATION** The Clock Towers Shopping Centre is the prime shopping centre destination in Rugby town centre providing 210,000 sq ft of retail accommodation and benefiting from 550 car parking spaces.

The Unit is situated in a busy trading location within the Clock Towers Shopping Centre close to **Deichman Shoes, Superdrug, B&M, Poundland** and **Subway**.

**DESCRIPTION** The premises are arranged over ground and first floors, comprising the following approximate net internal floor areas:-

Ground Floor Sales	213.95 sq m	2,303 sq ft
First Floor Ancillary	93.00 sq m	1,001 sq ft

**TERMS** The unit is available by way of a new 10 year full repairing and insuring lease subject to 5 yearly upward only rent reviews.

**RENTAL** £42,000 per annum exclusive

**RATES**

Rateable Value 2010:	£ 65,500
UBR 2013/2014:	47.1p
Estimated Rates Payable:	£ 30,851

We recommend all parties make their own enquires.

**SERVICE CHARGE** An annual service charge is payable of £17,920 and £1424.61 insurance.

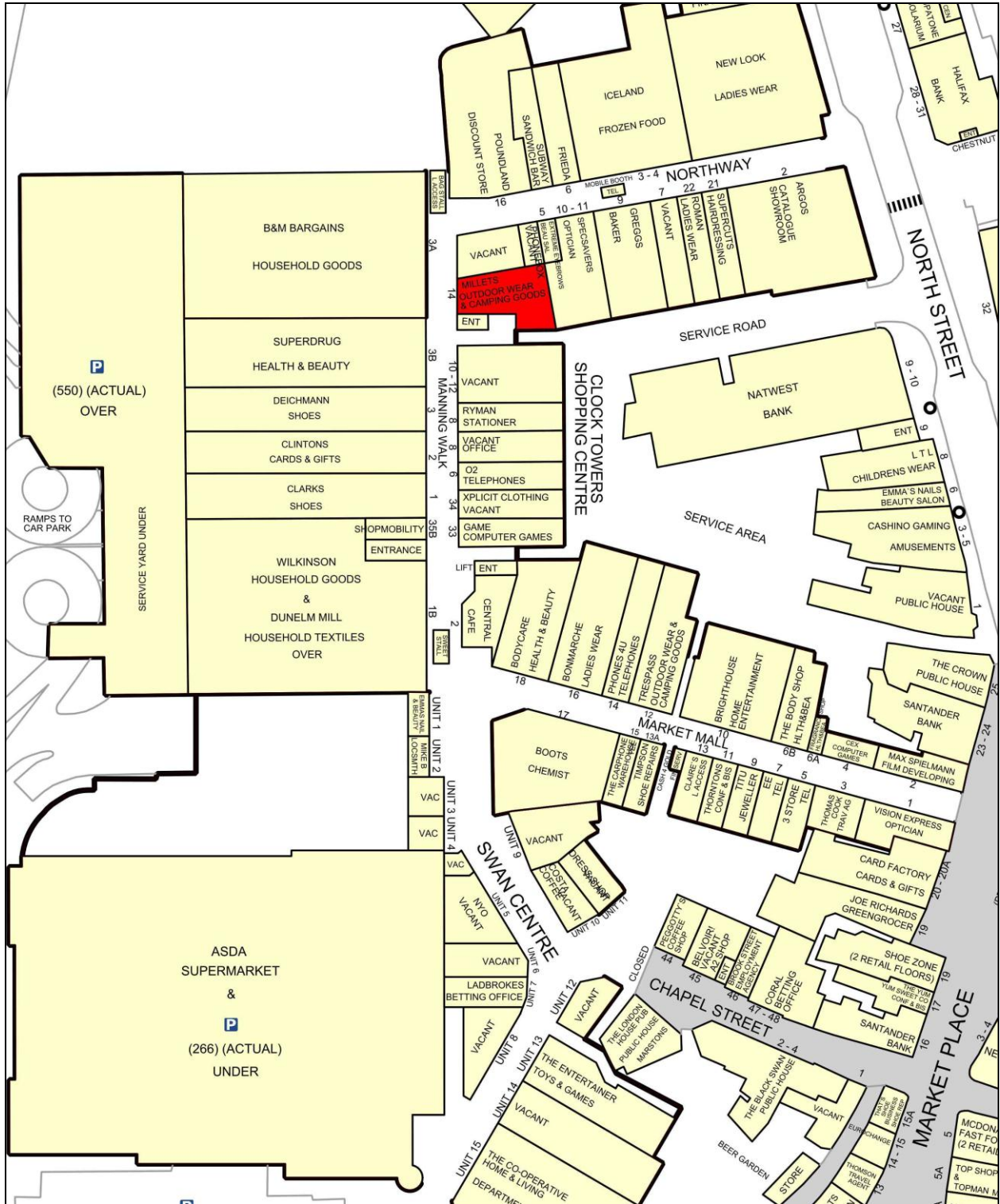
**VIEWING** Strictly via the sole agents:-

Andrew Shepherd  
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Email: [andrew.shepherd@bnpparibas.com](mailto:andrew.shepherd@bnpparibas.com)

Beth Struthers  
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**SUBJECT TO CONTRACT**

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