



RUGBY

UNIT 17 NORTHWAY 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 located between **Iceland** and **Subway** and close to **Specsavers, Grape Tree, New Look** and **Poundland**.

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

Ground Floor	144.6 sq m	1,557 sq ft
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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. Consideration will also be given to short-term lettings.

RENTAL £35,000 per annum exclusive

RATES	Rateable Value 2010:	£ 43,750
	UBR 2015/2016:	47.1p
	Estimated Rates Payable:	£ 20,606

We recommend all parties make their own enquires.

SERVICE CHARGE An annual service charge is payable of £8,915 plus £310 insurance per annum.

VIEWING Strictly via appointment only:-

Beth Brading
Tel: 020 7338 4362
Email: beth.brading@bnpparibas.com

Or via our joint letting agents, Jackson Criss
(Andrew Criss/Simon Carr)
020 7637 7100

SUBJECT TO CONTRACT

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