



# RUGBY

## UNIT 35B 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 adjacent to **Wilkinsons** and **Clarks** and close to **Bodycare**, **Café Central**, **Game** and **O2**.

**DESCRIPTION**

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

Ground Floor Sales	52.12 sq m	561 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**

£22,500 per annum exclusive

**RATES**

Rateable Value 2010:	£22,000
UBR 2015/2016:	48.2p
Estimated Rates Payable:	£ 10,604

We recommend all parties make their own enquires.

**SERVICE CHARGE**

An annual service charge is payable of £3,045 and £275.75 insurance.

**VIEWING**

Strictly via appointment only:-

Beth Brading  
Tel: 020 7338 4362  
Email: [beth.brading@bnpparibas.com](mailto:beth.brading@bnpparibas.com)

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

**SUBJECT TO CONTRACT**

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. January 2016.