Wright Silverwood
CHARTERED SURVEYORS

RETAIL PREMISES AVAILABLE TO LET

UNIT 14B, MARKET MALL
RUGBY CENTRAL SHOPPING CENTRE
RUGBY
CV21 2JR

LOCATION

Located at the north western end of the town centre, Rugby Central is part of the traditional prime retail space in the heart of Rugby with anchor tenants including **WILKO** and **DUNELM.**

Rugby is a relatively affluent market town and home to one of the worlds leading public schools as well as being famous as the birthplace of Rugby Football.

Rugby is on the eastern end of Warwickshire, located 34 miles East of Birmingham, 21 miles North West of Northampton and 22 miles South of Leicester.

DESCRIPTION

Rugby Central is a modern covered and dominant town centre retail centre, providing 220,000 sq ft of retail space.

Rugby Central benefits from its own multi storey car parking providing 535 spaces above the shopping centre.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor Sales	**596 sq ft**	**(55.36m²)**
Ground Floor Ancillary	**600 sq ft**	**(55.74m²)**

TENURE

The premises are available to let for a term of years to be agreed.

RENTAL

Upon application.

EPC

The Energy Performance Asset Rating of the premises currently falls within Category E (114).

SERVICE CHARGE

The annual service charge for 2022 is budgeted as being £5,042.80p and an insurance payment of £523.39p.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the rateable value for the premises as follows:-

Rateable Value
(2017 Assessment) £21,250

We suggest that all interested parties should verify the above information with the Local Authority, as transitional relief may be applied to rates payable.

LEGAL COSTS

The tenant is to be responsible for the payment of their own legal costs incurred.

VIEWING

Strictly by appointment with the Joint Retained Agents:-

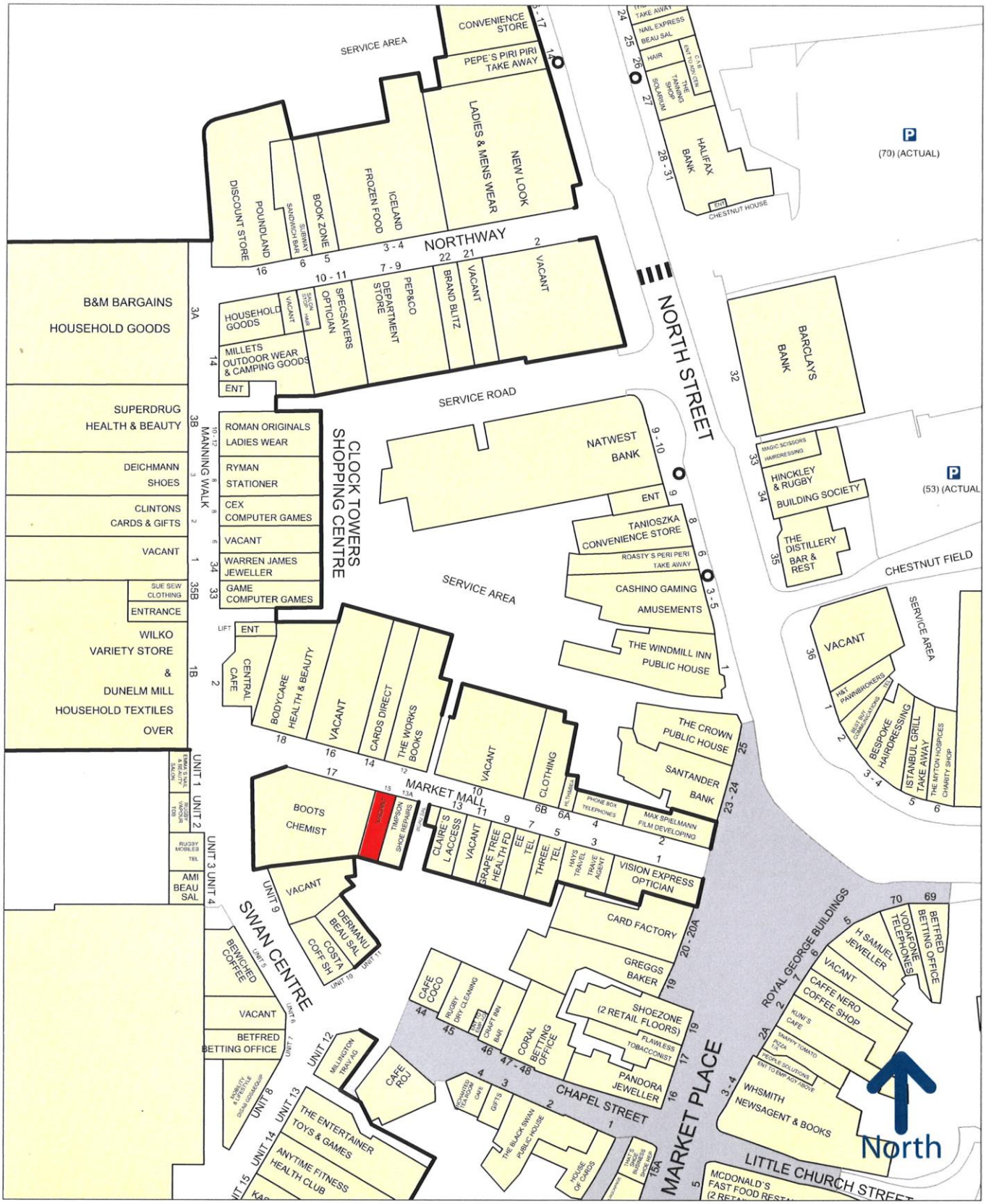
Andrew Benson
Email: andrew.benson@wrightsilverwood.co.uk
DDI: 0121 410 5546

Or

George & Co
Email: agency@georgeandcompany.co.uk

ALL TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT

March 2022



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