

18/19 Market Place | Rugby | CV21 3DU

Shop To Let | Prominent Position

Location

The property occupies a prominent position on the pedestrianised section of Market Place. The Swan Centre and Rugby Central Shopping Centre are within close proximity. Other nearby occupiers include Greggs, Card Factory, WHSmith, Savers, BetFred, Specsavers and Coffe Nero.

Description

The property comprises a retail unit arranged over ground, first, second and third floors. The unit benefits from a return frontage on Market Place giving it strong visibility.

Accommodation

The property has the following approximate dimensions and floor areas:-

Ground floor sales	149.30 Sq.m	1,608 Sq.ft
Ground floor anc	11.70 Sq.m	126 Sq.ft
First floor anc	160.00 Sq.m	1,722 Sq.ft
Second floor anc	62.90 Sq.m	678 Sq.ft
Third floor store room	32.80 Sq.m	354 Sq.ft

Terms

The premises are available on a new full repairing and insuring lease for a term of years to be agreed.

Rent

£35,000 per annum plus VAT (if applicable).

The rent is exclusive of business rates, insurance, service charge, VAT (if applicable), and all other outgoings.

EPC

An EPC has been commissioned and is awaited.

Rates

The Rateable Value from April 2024 is £27,500.

For rates payable please refer to the Local Charging Authority, Rugby Borough Council - 01788 533533.

Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.



Contact

Mark Poyner
07803 234866
mark.poyner@brasierfreeth.com

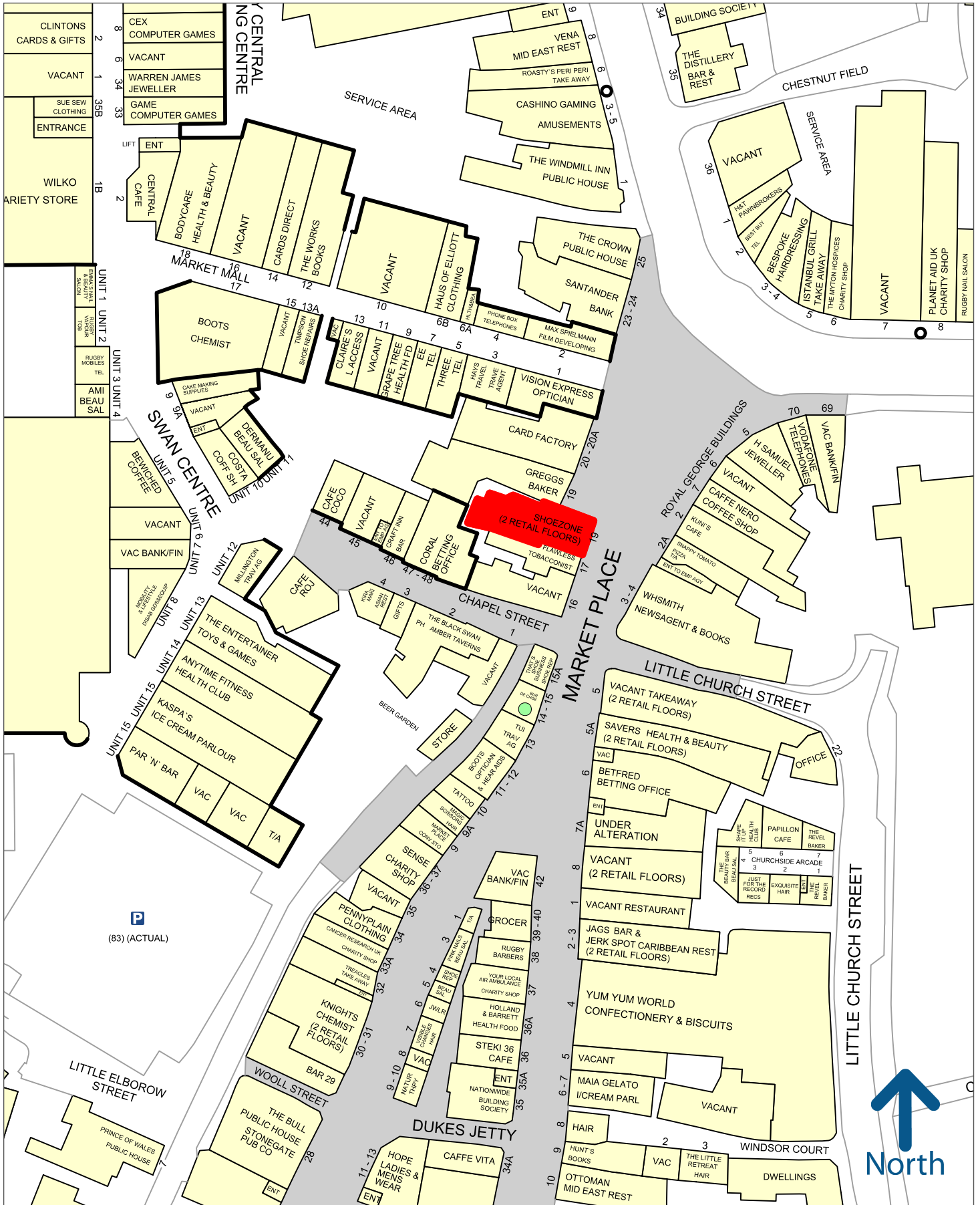
Ollie Elderfield
07548 098881
ollie.elderfield@brasierfreeth.com

New lease
available

VIEWINGS - Strictly by appointment

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

• Corporate structure and ownership details
• Identification and verification of ultimate beneficial owners
• Satisfactory proof of the source of funds for the Buyer/Funder/Lessee
Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >



50 metres

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