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**PRIME FREEHOLD
SHOP
FOR SALE/TO LET**



RUGBY

6-6A MARKET PLACE, CV21 3DY.

LOCATION

Rugby is the second largest town in Warwickshire with a population of approximately 70,000. It is located just off Junction 1 of the M6 motorway and is approximately 13 miles east of Coventry and 20 miles north west of Northampton.

DESCRIPTION

The property is situated in a prime pedestrianized trading location on Market place adjoining **Savers** and **Edinburgh Woollen Mill/Ponden Mill** and other nearby multiple occupiers include **Costa, McDonalds, WH Smith, Pandora, Caffé Nero, Card Factory, Greggs** etc.

ACCOMMODATION

Internal Width	35ft	10.7m
Ground Floor Sales	2,152 sq ft	200 sq m
Ground Floor Storage	150 sq ft	13.9 sq m
First Floor Storage/Staff	1,444 sq ft	134.2 sq m
Second Floor Storage	Access via hatch	

TENURE

The property is available **freehold** with full vacant possession.

FREEHOLD PRICE

£450,000

LEASE

Alternatively the property is available by way of a new 10 year lease at **£45,000 per annum**.

RATES

Rateable Value (2017)	£52,500
Interested parties are advised to make their own enquiries regarding rates payable for 2019	

VIEWING

Strictly by appointment via:
ROBERT ALSTON (07768 650446)

EPC

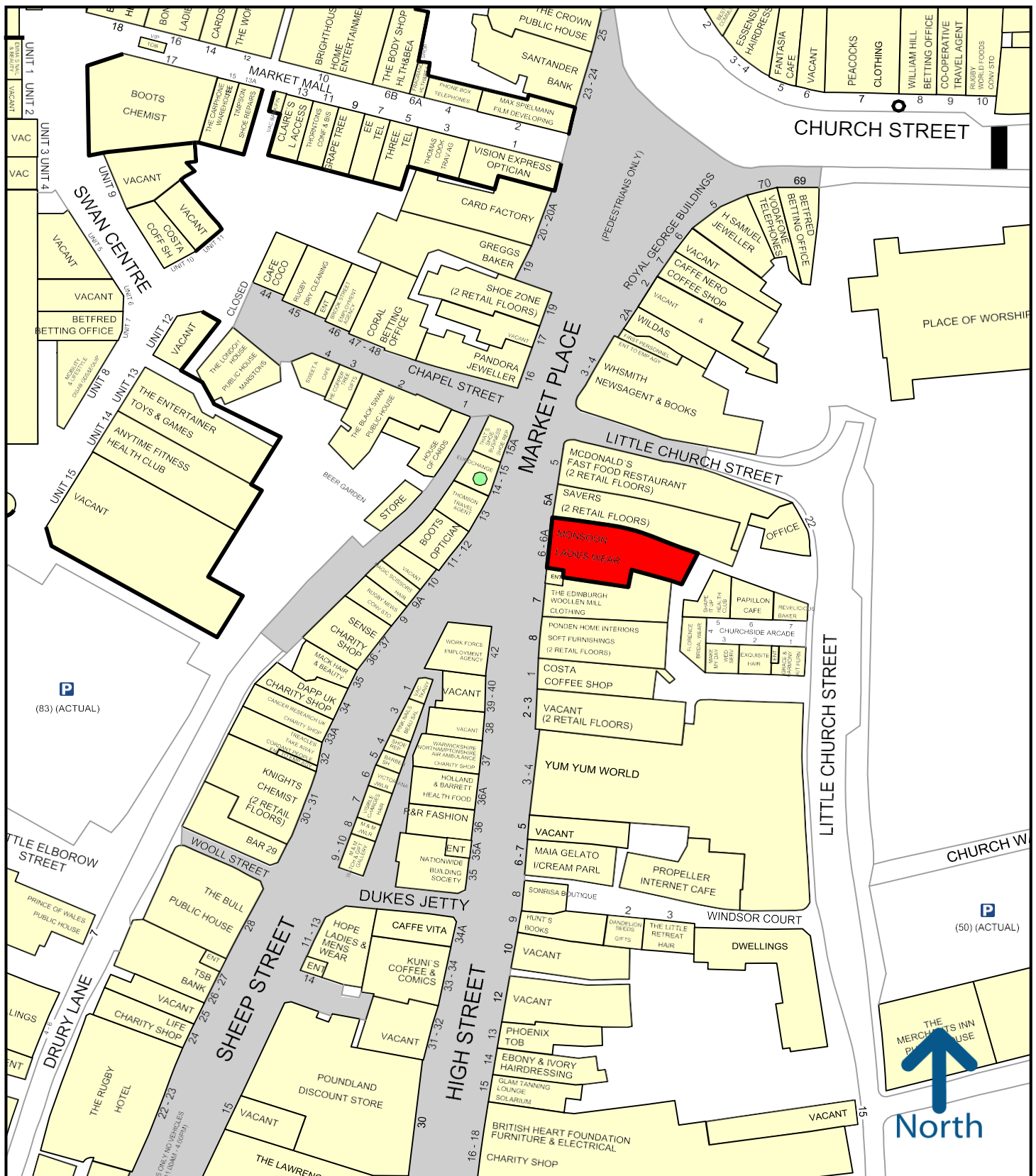
A copy of the energy performance certificate is available upon request.

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ROB ALSTON
RETAIL



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