



# **TO LET (MAY SELL)**

## **TOWN CENTRE RETAIL UNIT**

### **10 MARKET PLACE, RUGBY, CV21 3DU**



**1,013 sq. ft. (94.19 sq. m.)**

**Approx. Net Internal Area**

**Competitive Terms Available**





**Location:**

The property is located on Market Place, within Rugby town Centre's established pedestrianized retail zone.

Rugby is a market town located approximately 15 miles south east of Coventry and 30 miles Birmingham. The Town benefits from excellent road communications being within approximately 3 miles of Junction 1 of the M6 motorway.

**Description:**

The property comprises a ground floor retail unit with office/storage space on the first and second floors.

**Accommodation:**

The premises have been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) giving the following approximate gross internal areas:

	<b>sq. m.</b>	<b>sq. ft.</b>
Ground Floor including retail unit, kitchenette and toilet	35.94	387
First floor office/ storeroom	29.13	313
Second Floor Storeroom	29.12	313
<b>Total</b>	<b>94.19</b>	<b>1,013</b>

**Price:**

Price on application.

**Rent:**

£12,000 per annum exclusive of VAT

**Lease Terms:**

A new fully repairing and insuring lease for a term of years to be agreed.

**Services:**

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

**EPC:**

Rating – E 107

**Rating Assessment:**

Shop & Premises:  
Rateable Value (2017) - £12,750

**Rental Deposit:**

The prospective tenants may be required to provide a rental deposit.

**Legal Costs:**

The ingoing tenant to pay the Landlords reasonable legal costs.

**VAT:**

The property is registered for VAT which will be charged on the Rent at the prevailing rate.

**Viewing:**

Strictly via sole agents:

**Harris Lamb**  
**75-76 Francis Road**  
**Edgbaston**  
**Birmingham**  
**B16 8SP**

**Tel: 0121 455 9455**  
**Fax: 0121 455 6595**

**Contact: Alex Evans**  
**Email: alex.evans@harrislamb.com**

**Ref: RA093**  
**Date: June 2018**

**Subject To Contract**