



Beech House
16 The Strand
Bromsgrove
B61 8AB

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RUGBY
6-6a Market Place
CV21 3DY

PRIME FREEHOLD SHOP FOR SALE OR TO LET

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 northwest of Northampton.

DEMISE

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**, **Card Factory**, **McDonalds**, **WH Smith**, **Pandora**, **Caff  Nero** and **Greggs**.

DIMENSIONS

Internal width	35ft	10.7m
Ground floor sales	2,152 sq ft	200 sq m
Ground floor storage	150 sq ft	13.9 sqm
First floor storage/staff	1,444 sq ft	13.2 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 exclusive



RATING ASSESSMENT

Rateable value £52,500 (2017)

This information is for guidance purposes only. Interested parties are advised to make their own rating enquiries.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment:

Adam Perrey AP Retail Limited
Tel: 01527 578820
Email: info@apretail.co.uk
Rob Alston Rob Alston Retail
Tel: 07768 650446
Email: ra@robalstonretail.com

ENERGY PERFORMANCE CERTIFICATES

An EPC will be made available to the successful applicant as soon as is practicable.

All transactions stated are exclusive of VAT SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these details. Measurements are approximate and for guidance only. The particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the property

February 2020