

Shop to let.

Rugby, Unit 33 Clock Towers Centre.
CV21 2JT.



Pop-up opportunity.

Fully fitted store.

Contact.

Gareth Storer

gareth.storer@gcw.co.uk
020 7647 4825

Adam Cohen

adam.cohen@gcw.co.uk
020 7647 4814

Location.

The unit is situated on Manning Walk with nearby occupiers including **Dunelm, Wilko, Superdrug, Deichmann** and **B&M Bargains**.

The property is located on a busy mall adjacent to **Warren James** and **CEX**.

Accommodation.

Net internal floor areas:-

Ground Floor Sales	87.14 sq m	938 sq ft
First Floor Ancillary	54.53 sq m	587 sq ft

Rent.

£32,250pa.

Business Rates.

UBR (2021/22) 49.9p

Rateable Value £31,000

Interested parties are advised to make their own enquiries with the Local Authority on 0178 8533 533.

Service Charge.

£6,880pa.

Lease Terms.

The property is held on a lease expiring in April 2022.

Energy Performance Certificate.

Band C. Report available upon request.

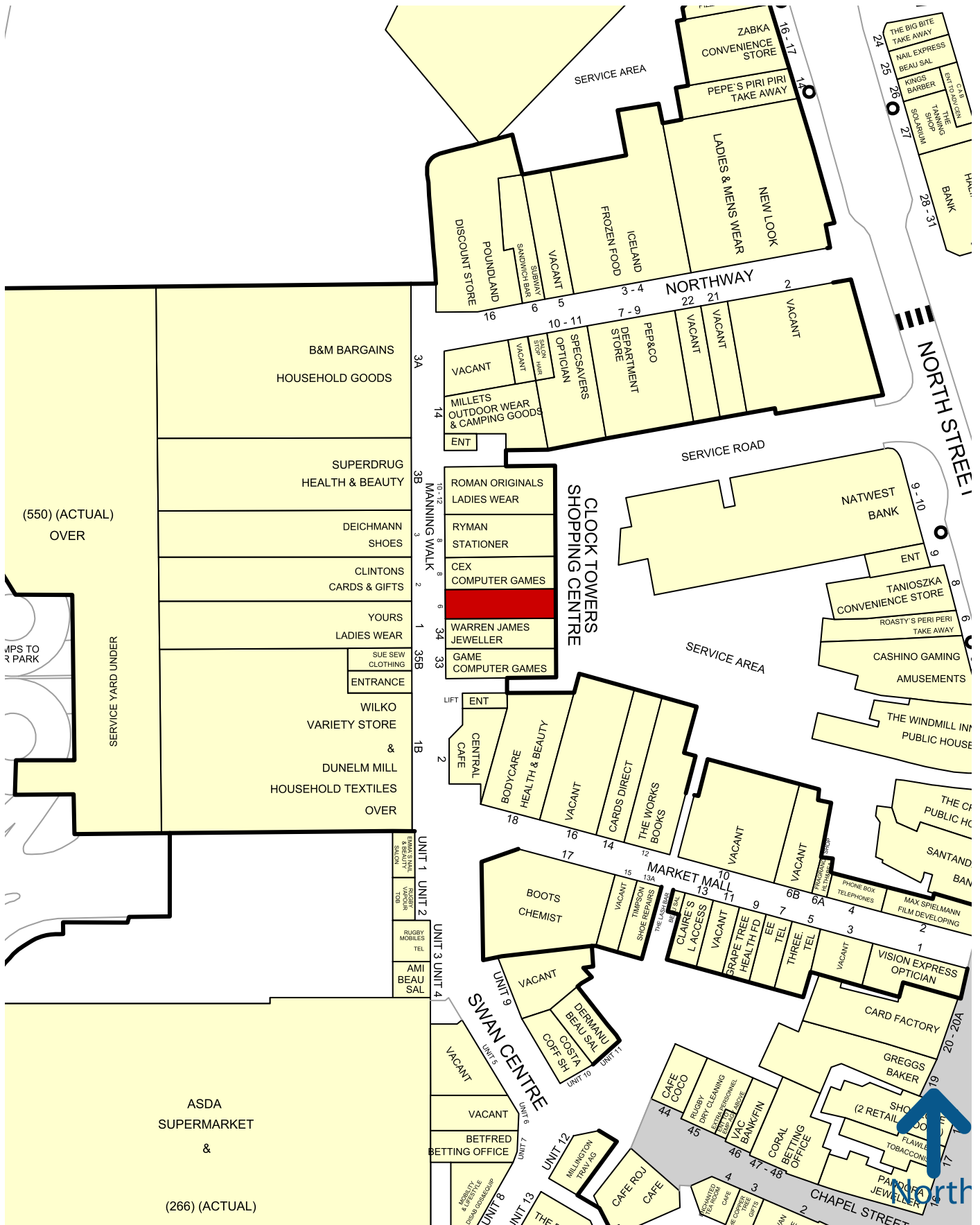
Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract.

April 2021

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