

PROMINENT RETAIL UNIT TO LET

RUGBY 12 HIGH STREET



Location

Rugby is a market town located on the eastern edge of Warwickshire, 30 miles west of Birmingham and 14 miles east of Northampton. The town benefits from an immediate population of 100,000. At the heart of the town centre sits Rugby Central Shopping Centre, providing the primary retailing offer. The town centre has a good mix of shops, restaurants, bars and cafes, with Rugby School being located at the heart of High Street.

The subject property is located on High Street, one of the main pedestrian thoroughfares within Rugby, leading from Rugby School to Market Place and Rugby Central, the town's main shopping centre which has visitor numbers of over 100,000 per week. Tenants within the vicinity include Nationwide Building Society, Kuni's Coffee and Comics, British Heart Foundation and Hunt's Books.

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Belvedere, 12 Booth Street
MANCHESTER M2 4AW

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Accommodation

The property comprises three floors, including a well configured ground floor with ancillary and servicing to the rear.

Internal Width:	5.23 m	17 ft 2 ins
Ground Floor Sales:	131.05 sq m	1,411 sq ft
Ancillary:	12.21 sq m	131 sq ft
First Floor:	105.82 sq m	1,139 sq ft
Second Floor:	42.46 sq m	456 sq ft

We understand the property comprises the following approximate dimensions and floor areas:

Passing Rent

Offers invited.

Tenure

The premises are available by way of an existing effectively FRI lease expiring 30 November 2025. Alternatively a new lease is available for a term to be agreed. The rent will be subject to 5 yearly rent reviews.

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£25,750
Rates Payable (20/21)	£12,849

EPC

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Legal Costs

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

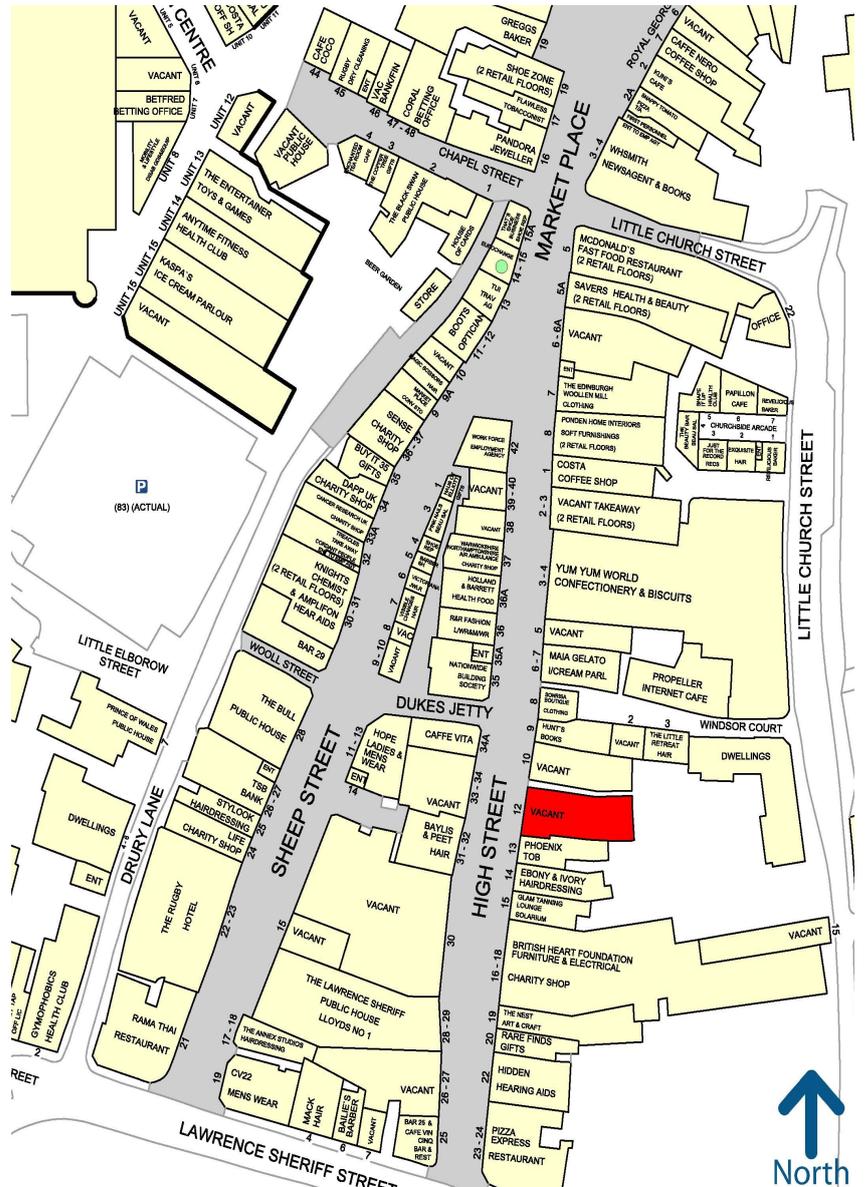
Further Information & Viewing

Further Information & Viewing upon request.
Viewing strictly by appointment with Savills.

Contact

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