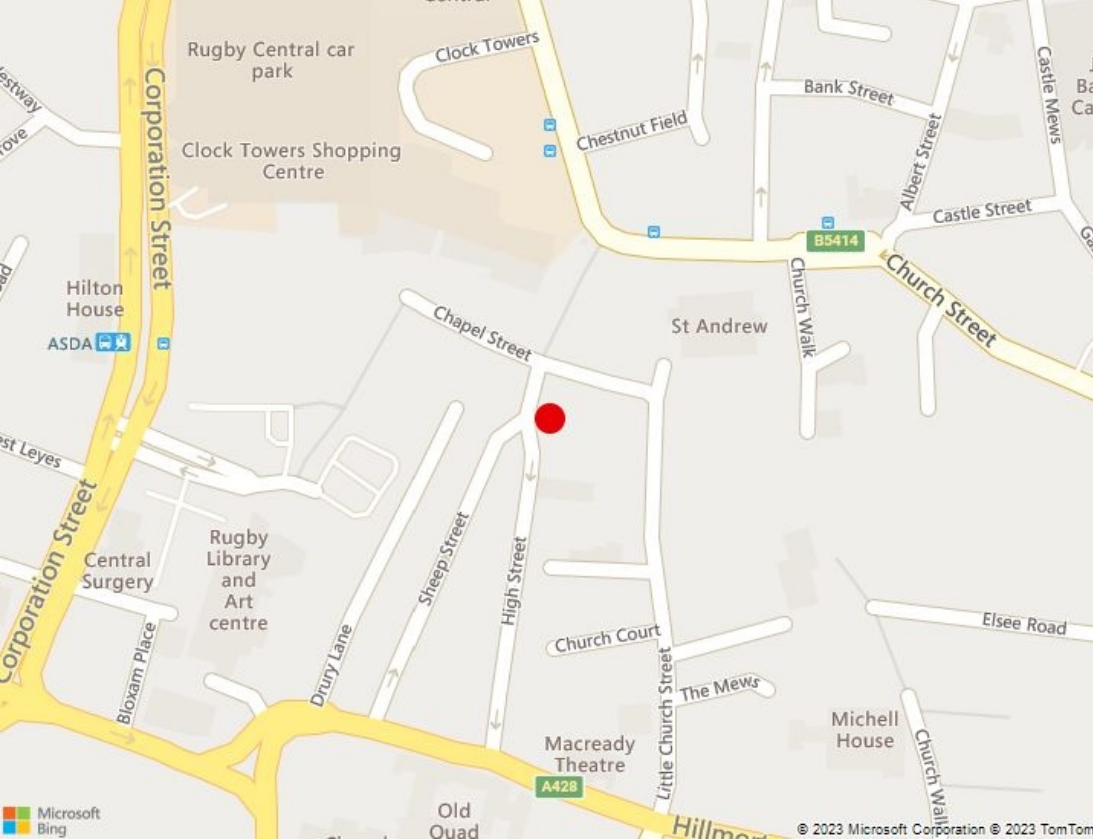


RETAIL UNIT TO LET

2 Market Place, Rugby, Warwickshire, CV21 3DY

1,558 SqFt (144.74 SqM) | £32,500 per annum exclusive





KEY FEATURES

- Prominent location overlooking Market Place
- Self contained retail unit
- Neighbouring retailers including Caffe Nero, Card Factory and Greggs
- Ancillary Storage
- New Lease
- Immediate available

LOCATION

The property is located in a prime location on Market Place opposite the main entrance to **Rugby Central** with neighbouring occupiers to include **Caffe Nero**, **Card Factory** and **Greggs**. Rugby town centre has good public transport links throughout and Rugby railway station is a short distance away.

Rugby is situated within Warwickshire approximately 20 miles south of Leicester, 15 miles east of Coventry and 14 miles from Royal Leamington Spa. The town has the benefit also, of being within close proximity to Junction 18 of the M1 and Junction 1 of the M6 motorways.

DESCRIPTION

The premises comprise a self contained retail unit providing ground floor sales area with Disabled WC to the rear together with rear ancillary stores, kitchen and first floor WCs.

Area	SqFt	SqM
Ground Floor Sales Area	1,245	115.66
Rear Ancillary Storage & Kitchen	313	29.08
Total Floor Area	1,558	144.74



BURLEY BROWNE
CHARTERED SURVEYORS
0121 321 3441

2 Market Place, Rugby, Warwickshire CV21 3DY



LEASE

The premises are available by way of 5 year lease or multiples thereof on an internal repairing and insuring basis, plus Service Charge.

ASKING RENT

£32,500 per annum exclusive

EPC

Energy Performance Rating D 81. Certificate available on request.

BUSINESS RATES

Rateable Value £22,750 Rates Payable 2023/2024 £11,352 prior to any transitional arrangements or small business relief.

However, businesses may benefit from business rate relief on this property. Interested parties are advised to make their own enquiries with the Local Authority (Rugby) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT which will be payable

VIEWING

Strictly by prior appointment, please contact:



David Hemming MRICS

DDI: 0121 362 1530

Mob: 07841 234160

E: david.hemming@burleybrowne.co.uk

2 Market Place, Rugby, Warwickshire CV21 3DY



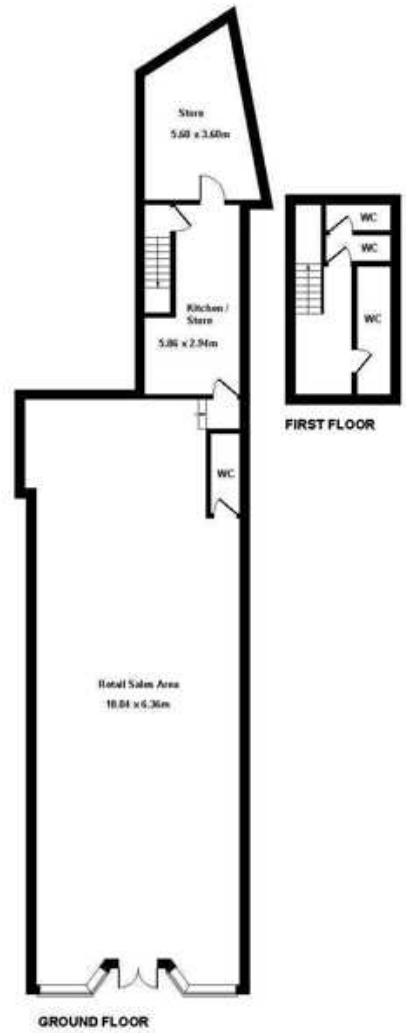
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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

2 Market Place, Rugby



Not to Scale. Produced by The Plan Portal 2024
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