

TO LET

39A Manning Walk, Rugby Central Shopping Centre, Rugby, CV21 2JR
Rent: Price on Application

- Ground Floor Retail Unit with First Floor Storage
- Nil Rent License Available, Subject To Contract
- Shopping Centre Location
- Parking Available
- NIA: 447.05 sq m (4,812 sq ft)

VIEWING: By appointment with George and Company Surveyors on **01788 554455.**

George and Company (Surveyors) Limited
62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455
Email: agency@georgeandcompany.co.uk
Website: www.georgeandcompany.co.uk

Registered in England No. 7132697

George & company
chartered surveyors

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Location
Located at the north western end of the town centre, Rugby Central is part of the traditional prime retail space in the heart of Rugby.

Rugby is a market town on the eastern edge of Warwickshire, located to 34 miles east of Birmingham, 21 miles northwest of Northampton and 22 miles South of Leicester.

Rugby is a relatively affluent town and home to one of the world's leading public schools as well as being famous as the birthplace of Rugby Football.

Description
Rugby Central is a modern, covered and dominant town centre retail centre. The centre was opened in 1980 and was refurbished in 2019.

Providing approximately 220,000 sq ft (20,439 sq m) of retail space, mainly at ground floor level around a 'U' shaped mall.

Rugby Central benefits from its own multi-storey 535 space Car Park above the shopping centre.

Accommodation

NIA 447.05 sq m (4,812 sq ft)
Inclusive of sales area, storage and welfare facilities.

Energy Performance Certificate
The property has an EPC rating of D-81.Expired March 2025.

Business Rates
The rateable value in the 2026 Rating List is £49,500

Planning
We understand that the premises have planning permission for Class E Retail Use.

Tenure
Available by way of a new effective Full Repairing & Insuring lease on terms to be agreed. The property may also be occupied, subject to further negotiations and contract, on a nil rent license.

Service Charge
A service charge is applicable to cover communal services. Further details are available on request.

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

Value Added Tax
VAT will be charge on the rent at the prevailing rate.

Viewing
Strictly and only by prior arrangement through the sole agents:

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Rugby CV21 2PS

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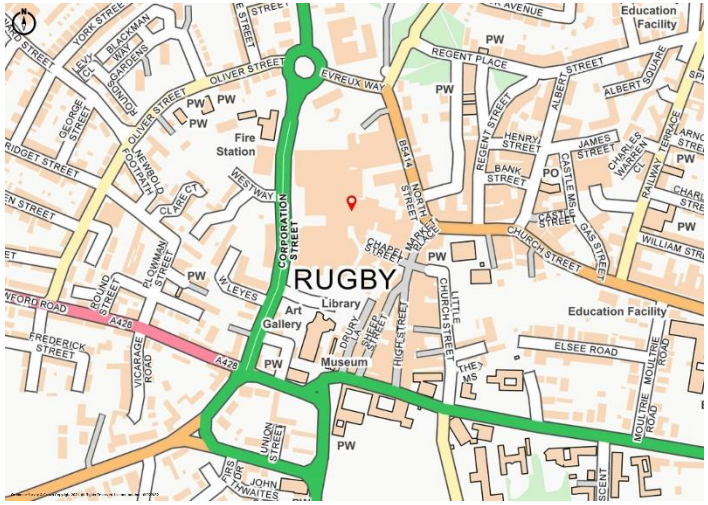

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.
Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy.
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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