



TO LET

Various Units at Rugby Central Shopping Centre, Rugby, CV21 2JT

Nominal Rent, Temporary Licences or Leases with Rents Payable Available

- Ground Floor Retail Units
- Shopping Centre Location
- Parking Available
- Units ranging from 569 sq ft to 6,809 sq ft Available

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


RICS
Regulated by RICS

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 worlds 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

Units of varying sizes from 569 sq. ft to 6,809 sq. ft are available on rent paying leases or nil rent licences, subject to contract.

Please contact us and discuss size requirements and areas can be provided.



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.

Business Rates

The available units have varying business rates payable, more information can be provided for each unit upon request.

Energy Performance Certificates

The energy performance certificates of the units available can be provided upon request.

Tenure

The available units at Rugby Central are available on Nil Rent 30 day licences or leases with rents and terms to be agreed.

Service Charge

A service charge is levied against the communal costs of the estate and costs will vary per available unit. More information is available upon request.

Legal Costs

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

VAT

The property is elected for VAT and VAT will be charged on the service charge and any rents payable.

Viewing

Strictly and only by prior arrangement through the sole agents:

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Rugby CV21 2PS

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Rugby Central Shopping Centre Rugby

Available Units

- Licence & Lease available STC
- Licence only available STC

