



# TO LET

**33b Manning Walk, Rugby Central Shopping Centre, Rugby, CV21 2JT**  
**Rent: £12,530 per annum exclusive**

- Ground Floor Retail Unit with First Floor Storage
- Shopping Centre Location
- Parking Available
- NIA: 52.86 sq m (569 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  
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 **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

NIA 52.86 sq m (569 sq ft)  
Inclusive of sales area, storage and welfare facilities.

## Energy Performance Certificate

The EPC will be available on completion of a new lease.

## Business Rates

The rateable value in the 2023 Rating List is £11,000 and the rates payable for the year 2023/24 are £5,489.

## 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.

## 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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