

# Rugby

## Unit 6 Rugby Central

### Retail Unit – Lease Available



#### LOCATION

Rugby is a market town in Warwickshire. The town benefits from an affluent catchment population and excellent transport links, including direct rail services to London Euston in under an hour, and easy access to the M1, M6 and A14 road networks.

**Rugby Central** is the primary retail destination in the town centre, with a mix of national retailers and local independents. The scheme is anchored by **Superdrug** and **Asda**, and includes occupiers such as **Deichmann**, **Bodycare**, **The Works**, and **Warren James**. The centre connects directly to the main pedestrianised retail pitch on High Street and North Street.

The subject unit is prominently positioned within the centre, benefitting from close proximity to key retailers including **Claire's**, **Three**, and **Vision Express**.

#### ACCOMMODATION

The property provides the following approximate dimensions and areas:

Ground Floor:	<b>499 sq ft</b>	<b>46.3 sq m</b>
First Floor:	<b>386 sq ft</b>	<b>35.8 sq m</b>

#### LEASE TERM

Available by the way of an assignment of the existing lease, expiring 19<sup>th</sup> February 2029 with a tenant only break 20<sup>th</sup> February 2027.

#### RENTAL

**£15,000** per annum exclusive, without further review.

#### SERVICE CHARGE

**£6,414** per annum.

#### INSURANCE

**£230** per annum.

#### RATING

The property is assessed for rates as follows:

Rateable Value 2026:	£14,000
UBR 2026/27: Estimated	38.2p
Rates Payable:	£5,348

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

#### EPC

Available on request.

#### LEGAL COSTS

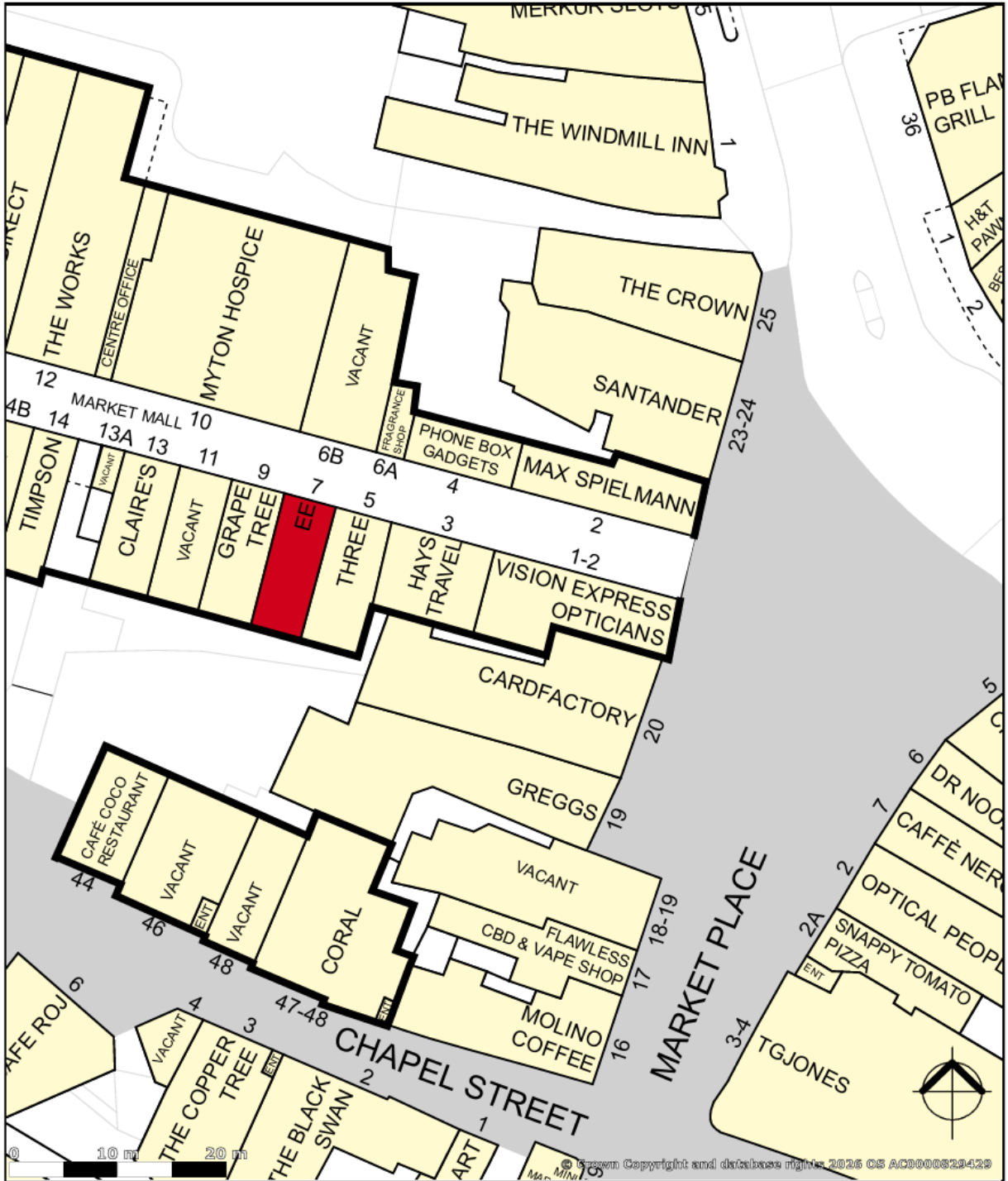
Each party shall be responsible for their own legal costs incurred in this transaction.

#### VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment.

**Filippa Mudd**  
07917 034807  
Filippamudd@fmx.co.uk

**Nick Symons**  
07977 998825  
nicksymons@fmx.co.uk



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Plotted Scale - 1:500