



## SITUATION

Located close to the junction with Chapel Street in this pedestrianised Market Place in the town centre, adjacent to **Tui** and close to branches of **Boots Opticians, Greggs, WH Smith, Café Nero, Betfred** and directly opposite **Savers** and a large **Specsavers** which is currently fitting out.

Rugby is the second largest market town on Warwickshire and is situated between the M6 and M45 Motorways with direct access to the M1(J18).

## PROPERTY

Forming part of a mid-terraced building comprising a **Ground Floor Shop and Basement** with separate front entrance to a **Self-Contained Flat** on first and second floor level.

**VAT is applicable on the commercial element based on 80% of the purchase price of this Lot**

## FREEHOLD

**Note: There is a 6 week completion.**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	<b>Ground Floor Shop</b> Gross Frontage 22'3" Internal Width 16'3" Shop & Built Depth 19'5" <b>Basement</b> Area Approx. 215 sq.ft. WC	<b>Eurochange PLC</b> <b>(Currency Exchange Specialists)</b> <b>(Having 192 branches)</b>	10 years from 24th June 2015	£18,600	FRI (subject to a schedule of condition in relation to the basement). <b>Rent Review June 2020 (not yet actioned).</b> <b>Tenant's June 2020 Break not exercised.</b>
First & Second Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	<b>Individuals</b>	125 years from 29th September 2008	£100 <b>(Rising to £125 p.a. in 2033, £150 p.a. in 2058 and £175 p.a. in 2083)</b>	FRI
				<b>Total: £18,700</b>	

**£18,700** per annum

The Surveyors dealing with this property are  
**John Barnett and Jonathan Ross**

## Vendor's Solicitors

ISC Lawyers

Tel: 020 7833 8453 Ref: Michael Conlon

Email: michaelconlon@isclawyers.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



