

## TO LET Retail Unit

LSU 2a Rugby Centre SC, 3 Manning Walk  
Rugby, CV21 2JR

### Key information

- ❑ Prominent location
- ❑ Planning Use Class E
- ❑ Size - 35,501 sq ft
- ❑ Rent upon application

### Contact

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# Sainsbury's



## Location

Located at the north western end of the town centre, Rugby Central (Formally The Clock Towers SC) 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 the dominant covered scheme in the towns retail centre. The centre was opened in 1980 and was refurbished in 2019.

The scheme provides approximately 222,000 sq ft (20,439 sq m) of retail space, mainly at ground floor level around a 'U' shaped mall.

The centre is anchored by Wilko (22,411 sq ft) and Dunelm (21,000 sq ft) superstores and complemented by smaller, local and national retailers.

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

## Energy Performance Rating

Energy Performance Asset Rating – C-61.  
A certificate can be made available.

## Accommodation

The premises are arranged over ground floor and first floors providing the following approximate internal floor areas:-

	Sq m	Sq ft
Ground Retail	1,295.30	13,942
Ground Warehouse	491.80	5,294
First Storage	1,604	17,265
<b>Total</b>	<b>3,391.10</b>	<b>36,501</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

## Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

## Terms & Tenure

On application.

## Service Charge

Circa £100,000. Further detail upon application.

## Legal Costs

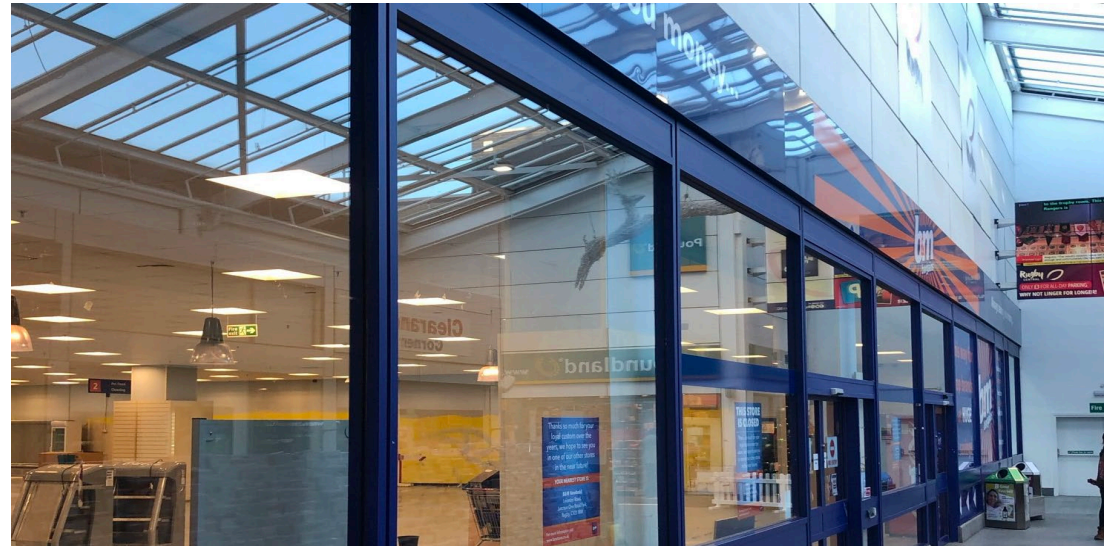
Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



## Rating

We are advised that the Rateable Value for the property is £130,000.

The UBR for 2024/25 is 54.6p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

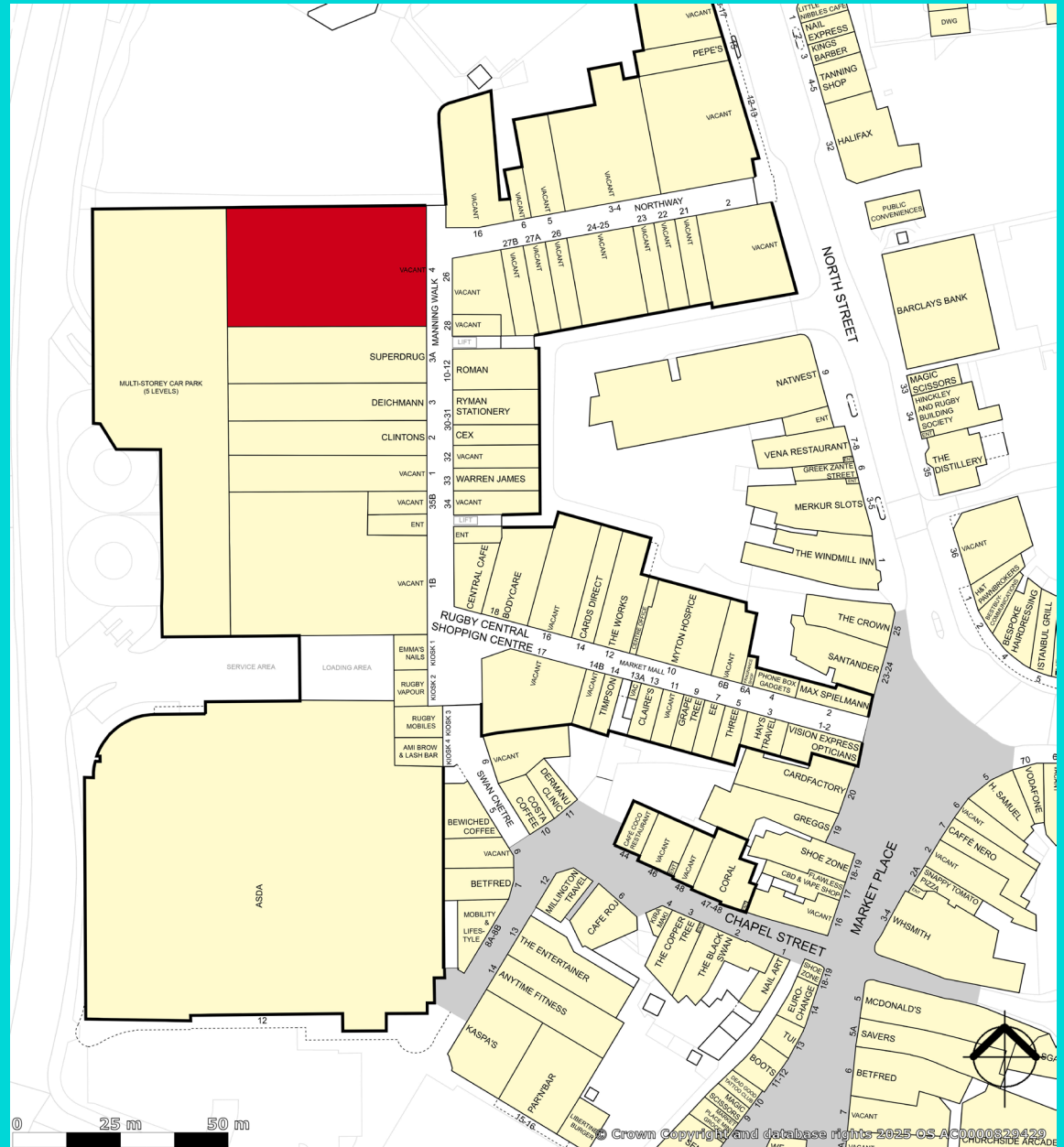
## Viewing

Strictly via the sole letting agent only.

## Additional Information

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Sainsbury's / Argos disposals.

## [Sainsbury's Property Disposals](#)



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