

Miles: 12 miles east of Coventry 23 miles north-west of Northampton 35 miles south-east of Birmingham Roads: M1, M6

Rail: Rugby Rail Station

Coventry Airport, Birmingham International Airport Air:

The property is prominently situated on the eastern side of the pedestrianised High Street adjacent to Marks & Spencer and Costa Coffee and within close proximity to the Swan Shopping Centre which houses occupiers such as Tesco, Boots, New Look, Next and TK Maxx. Other nearby occupiers include McDonald's, Topshop, Monsoon and Santander.

Tenancy and accommodation

The property comprises a fast food restaurant providing retail and ancillary accommodation over ground and first floors.

Tenur Freehold.

VAT is applicable to this lot. **Six Week Completion**

Floor Use Floor Areas (Approx) Tenant Term Rent p.a.x. Reviews MILLCLIFFE 20 ye LIMITED (t/a until ' Burger King) repair GUARANTEED BY lease (1,806 sq ft) Ground Retail/Ancillary 167.80 sq m 20 years from 17/11/2014 £65,000 17/11/2019 and First until 16/11/2034 on a full repairing and insuring (plus turnover rent of 12% of Retail/Ancillary 139.80 sq m (1,505 sq ft) five yearly sales over CPL FOODS £650,000) Totals 307.60 sq m (3,311 sq ft) £65,000

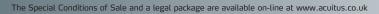
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Dentons UKMEA LLP Tel: +44 (o)207 320 3968. Email: greg.rigby@dentons.com See: www.acuitus.co.uk for further

ciate Auctioneers: Rapleys 🊯 Rapleys 51 Great Marlborough Street, London WiF 7JT. Tel: +44 (0)20 7255 8099. Email: jdd@rapleys.co.uk Ref: Jonny Doulton.

Shoosmiths

Waterfront House, Waterfront Plaza, 35 Station Street, Nottingham NG2 3DQ. Tel: +44 (o)3700 865 000 / (o)ng 906 5000. Email: helen.parrott@shoosmiths.co.uk Ref: Helen Parrott.



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