

## lot 46

Units A-F, Central Park, Bryant Road  
Rugby, Warwickshire CV23 0UX

Rent  
**£73,666.04**  
per annum  
exclusive  
(gross)  
**£73,656.04**  
p.a.x.  
(net)

## Modern Retail Parade Investment

- Comprises a modern parade of 6 retail units
- Adjacent to Premier Inn and Aldi Supermarket
- Close to the M6 (Junction 1)

- On-site car parking
- Nearby occupiers include Continental Tyres, Pearson and a major modern housing estate



## Location

**Miles:** 12 miles east of Coventry  
24 miles north-west of Northampton  
35 miles south-east of Birmingham  
**Roads:** M6 (Junction 1), M1 (Junction 19), A5  
**Rail:** Rugby Railway Station  
**Air:** Coventry Airport, Birmingham International Airport

## Situation

The property is situated on the Central Park Local Centre which forms part of a larger mixed use development, including a major new housing estate with new business space. Premier Inn and Aldi are adjacent to the property. Continental Tyre Factory and Pearson/ Penguin are close by.

## Description

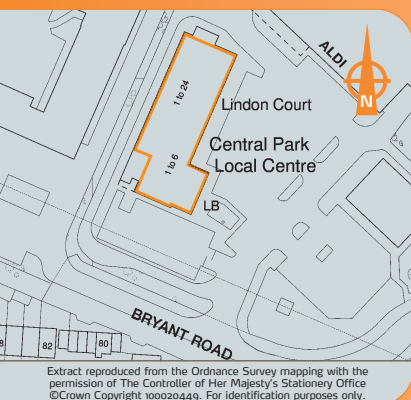
The property comprises a modern ground floor parade of 6 retail units, which forms part of a larger modern development fronting the A426. The property benefits from on-site car parking.

## Tenure

Virtual freehold. Held for a term of 999 years less 2 days from 20th April 2006 at a current rent reserved of £10 per annum.

## VAT

VAT is applicable to this lot.



## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
A	Ground	Retail	201.41 sq m	(2,168 sq ft)	<b>INDIVIDUAL (t/a Monarch Carpets)</b>	10 years from 14/01/2015	£18,000	31/07/2022
B & C	Ground	Retail	Not Measured		<b>JOSEPH MORRIS KITCHENS LTD</b>	Let on 2 leases each 999 years from 20/04/2006	£200 (1)	
D	Ground	Retail	101.07 sq m	(1,088 sq ft)	<b>INDIVIDUAL (t/a Perfection Express)</b>	5 years from 18/11/2011	£14,000	(17/11/2016)
E	Ground	Retail	101.07 sq m	(1,088 sq ft)	<b>INDIVIDUAL</b>	15 years from 21/04/2008	£16,320	21/04/2018 (20/04/2023)
F	Ground	Retail	101.07 sq m	(1,088 sq ft)	<b>SUBWAY REALTY LIMITED (2)</b>	15 years from 29/09/2008	£16,336	29/09/2018 (28/09/2023)
	Ground	ATM Room			<b>NATIONWIDE BUILDING SOCIETY</b>	10 years from 23/07/2007	£8,810.04	(22/07/2017)
<b>Totals</b>			<b>504.62 sq m</b>	<b>(5,432 sq ft)</b>			<b>£73,666.04</b>	

(1) As to Units B & C, the annual rent doubles every 25 years.

(2) For the year ending 31st December 2013, Subway Realty Limited reported a turnover of £27,940,819, pre-tax profits of £1,457,251 and a total net worth of £1,632,387. (Source: www.riskdisk.com 17/04/2015).

## For further details please contact:

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## Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: **www.acuitus.co.uk** for further details

## Seller's Solicitors:

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