

# 1 High Street, Rugby, Warwickshire CV21 3BG

Freehold Retail Investment

**Lot 44**

£55,000 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	172.54 sq m (1,857 sq ft)	COSTA LTD (1) and PIONEERS UK LTD (2)	15 years from 23/09/2005 on a full repairing and insuring lease	£55,000	23/09/2020
First	Ancillary	84.15 sq m (906 sq ft)				
Second	Ancillary	42.11 sq m (453 sq ft)				
<b>Total</b>		<b>298.80 sq m (3,216 sq ft)</b>			<b>£55,000</b>	

(1) For the year ending 1st March 2018, Costa Limited reported a turnover of £951,684,000, pre-tax profits of £105,215,000 and a total net worth of £521,738,000 (Source: Experian Group 15/01/2019).

(2) Pioneers UK Limited is a Costa Coffee franchisee that is also named as a tenant on the lease and remains jointly liable under the terms of the lease.

### Key Details

- Entirely let to Costa Ltd (2)
- Pedestrianised High Street location
- Close to The Swan Shopping Centre
- Nearby occupiers include Monsoon, Savers, McDonald's and Boots Opticians

### Location

- Miles:** 12 miles east of Coventry  
23 miles north-west of Northampton  
35 miles south-east of Birmingham
- Roads:** M1, M6, A5, A14
- Rail:** Rugby Railway Station
- Air:** Coventry Airport, Birmingham International Airport

### Situation

The property is prominently situated on the eastern side of the pedestrianised High Street with nearby occupiers including McDonald's, Savers, Monsoon and Boots Opticians. The Swan Shopping Centre is within close proximity and houses occupiers such as Tesco, Boots, New Look, Next and TK Maxx, along with 700 car parking spaces.

### Description

The property comprises a ground floor retail unit with ancillary accommodation on first and second floors.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Energy Performance Certificate.

Available from the legal pack at acuitus.co.uk



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