

5 & 6 Royal George Buildings, Market Place & 69/70 Church Street, Rugby

Address	Tenant	Area (Sq Ft)	Lease Start	Lease Expiry	Break Option	Rent Review	Rent Per Annum	Comments
69 Church Street	Mohammed Karim (t/a Vintage Barbers)	Ground - 858 First - 1,390	45063	48715	N/A	46890	31000	<ul style="list-style-type: none"> £18,600 rent deposit held by landlord Rent rebased from £47,000pa Tenant has been granted permission to convert upper parts into residential use, subject to obtaining necessary consents
70 Church Street	Vodafone Limited	Ground - 582	43191	46843	N/A	N/A	24000	<ul style="list-style-type: none"> Tenant's April 2023 break option not exercised Rent has been rebased from a previous rent of £37,000pa
5 Royal George Buildings, Market Place	Karak Chaii Rugby Limited	Ground - 1,117 First - 656 Second - 230	45184	50662	48106	15/09/2028 & 15/09/2033	33000	<ul style="list-style-type: none"> £9,900 rent deposit held by the landlord Tenant benefits from 12 month rent free period expiring 14th September 2024. Vendor to 'top-up' the income
6 Royal George Buildings, Market Place	Desi Fuzion Limited (t/a Dr Noodles)	Ground - 844 First - 245 Second - 229	45282	47108	N/A	46378	20000	<ul style="list-style-type: none"> FRI lease, subject to Schedule of Condition Tenant benefits from six month rent free period, expiring 21st June 2024 £6,000 rent deposit held
Total		6151					108000	