



# TO LET

31 Regent Street, Rugby CV21 2PE

Rent: £18,000 per annum

- Retail shop with basement
- Independent quarter location
- Class E use
- NIA: 127.23 sq m (1370 sq ft)

VIEWING: By appointment with George and Company Surveyors on **01788 554455**.

**George and Company (Surveyors) Limited**  
62 Regent Street, Rugby, Warwickshire, CV21 2PS

**Tel:** 01788 554455  
**Email:** [agency@georgeandcompany.co.uk](mailto:agency@georgeandcompany.co.uk)  
**Website:** [www.georgeandcompany.co.uk](http://www.georgeandcompany.co.uk)

Registered in England No. 7132697

 **George**  
& company  
chartered surveyors

  
**RICS**<sup>TM</sup>  
Regulated by RICS

## Location

Fronting Regent Street in the independent quarter of Rugby Town Centre. The surrounding buildings are of similar use with local amenities including car parking, available in the immediate vicinity.

## Description

The property comprises the ground floor and basement of a traditionally constricted mid terrace building. The layout is mainly open plan with sales area and welfare facilities on the ground floor with additional sales space and storage in the basement.

## Accommodation

The accommodation briefly comprises:-

### Ground Floor

Sales area	77.94 sq m	(839 sq ft)
Kitchen	06.40 sq m	(69 sq ft)
WC's		

### Basement

Sales area	12.86 sq m	(138 sq ft)
Storage	30.03 sq m	(323 sq ft)

## Services

We understand that all mains services are connected to the premises.

*Interested parties are advised to make their own enquiries as to their condition.*

## Energy Performance Certificate

The energy efficiency rating is 41(B). A copy of the report is available on request.

## Business Rates

The rateable value in the 2023 Rating List is £14,250 and the rates payable for the year 2023/24 are £7,110.75.

## Planning

We understand that the premises have planning permission for Class E Use.

## Tenure

Available to let by way of a new equivalent full repairing and insuring lease for a term of years to be agreed at a commencing rent of £18,000 pa.

## Service Charge

A service charge will be applicable to cover maintenance and services of the communal areas of the building. Further details available on request.

## Legal Costs

Each party will be responsible for their own legal costs in the transaction.

## VAT

The Landlord reserves the right to charge VAT at the prevailing rate if so elected.

## Viewing

Strictly and only by prior arrangement through the sole agents:

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