

# For Sale

Freehold Opportunity in Rugby Town Centre

**6,171 sq.ft** (573 sq.m)

**Lennards Chambers, 1 Regent Street, Rugby, Warwickshire, CV21 2PE**



## Accommodation

Lennards Chambers comprise a four-storey period Victorian building of red brick and sandstone construction, with ground floor retail space and large ancillary basement, uppers floors set out as offices. The ground floor shop frontage has an impressive curved, principally glazed corner frontage of 21.26m. WC facilities at all levels.

A large stairwell and impressive staircase leads to the first and second floors, which are currently set out as offices, benefitting from fluorescent lighting, carpet tiled flooring DADO cable trunking and WC; there are individual office suites on the first floor, while the second floor possesses a large open plan meeting room, with a balcony accessible from the open plan office, and kitchen facilities.

The building affords great potential for a ground and basement levels merge, as well as a split into two units (STP), suitable for food related operators, amongst others. Residential conversion of the upper floors an obvious option (Subject to planning).

Ground Floor area 1,837 sq.ft (170.67 sq.m)

Basement area 1,837 sq.ft (170.67 sq.m)

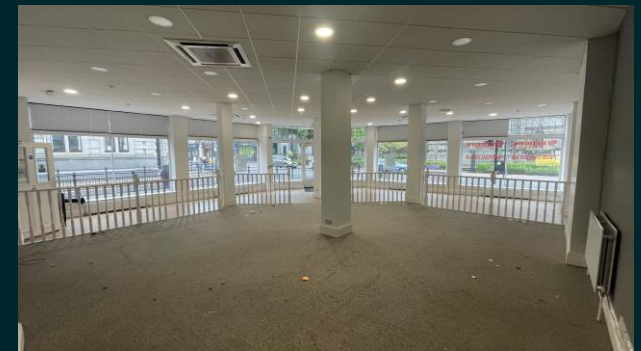
First Floor area 1,292 sq.ft (120 sq.m)

Second Floor area 1204 sq.ft (111.92 sq.ft)

## Video Walk Through Viewing

Link <https://vimeo.com/901861596?share=copy>

SAT NAV: CV21 2PE  attend.adding.relate



## Location

Lennards Chambers is prominently situated in Rugby Town Centre, on the corner of Regent Street and Church Street, in the heart of the town, just a 5 minute walk from the John Barford Multi Storey car park, the ASDA car park and there is onstreet parking very close by. 1 Regent Street is sited directly opposite St. Andrews Church and Lloyds Bank at a busy pedestrian crossing, in a prime location.

Rugby town centre is only 35 miles east of Birmingham and 15 miles east from Coventry. Rugby boasts strong motorway and road network links, being only 3 miles south of the M6 and 4 miles north of the M45; providing other major links to the M1, A45 to Daventry and the M40.

The property is only a 10 minute drive to Rugby Railway station, which goes direct to London's Euston Station.



## Tenure

The property is available freehold, with vacant possession of the first and second floors.

## Services

All mains services are connected, including gas, electric, water and drainage.

## EPC E 124

## Planning

The premises currently have a Class E use. However, the upper floors previously had consent for residential conversion for 9 studio apartments, which expired in April 2022.

A revised application has been lodged for consent to convert the upper floors to 6 large, 1 bedroom apartments. Proposed floorplans are enclosed.

Application Number: R24/0299



## Price

£750,000 Freehold

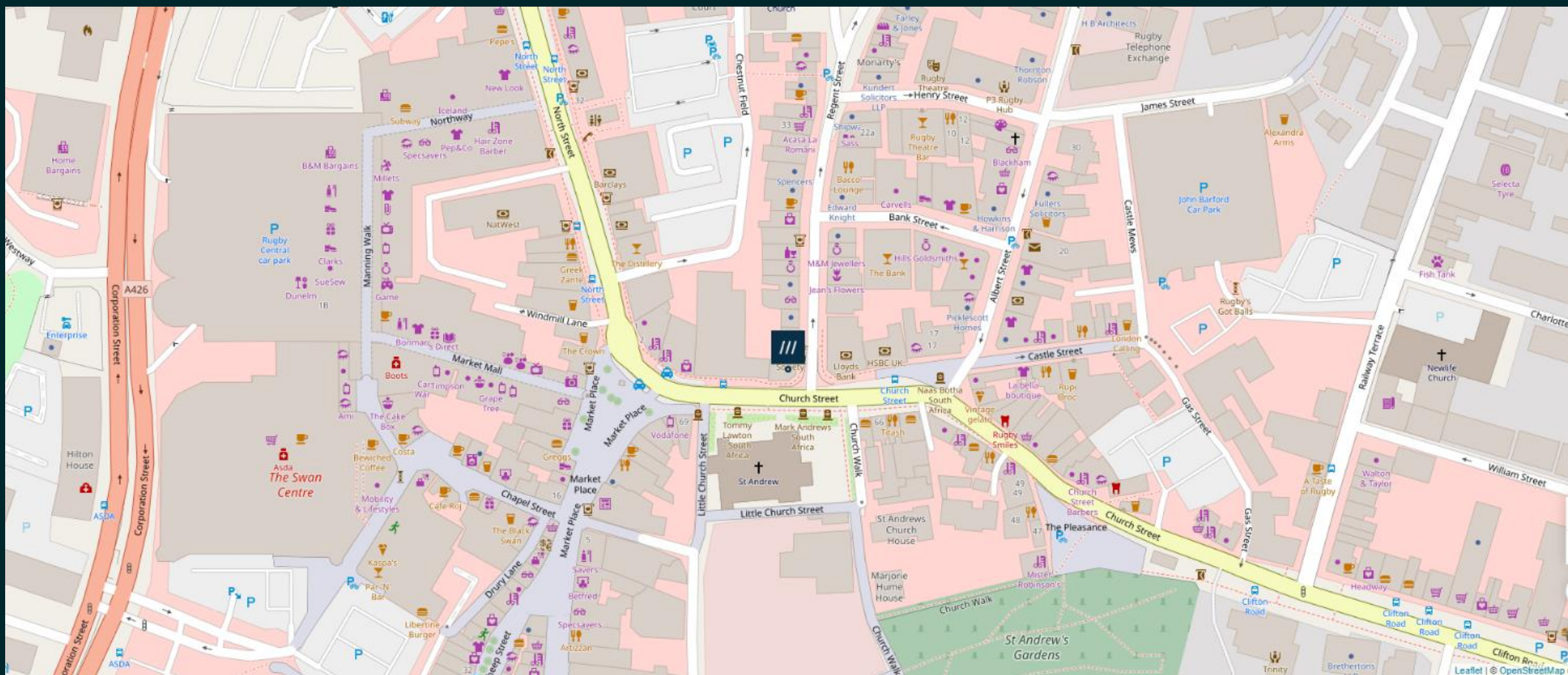
## Rates

The rateable value for the current year is £43,500.

## Legal Costs

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





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# Revised Proposed Floorplans

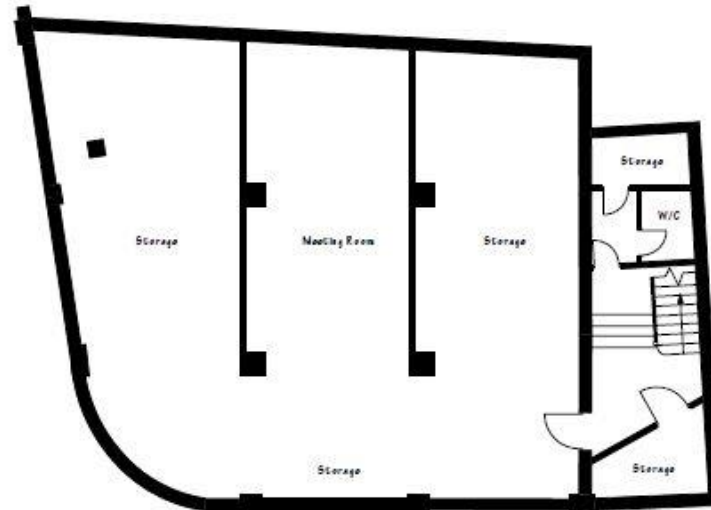
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First Floor Plan



Second Floor Plan



Basement Plan



Ground Floor Plan