COVENTRY Building Society

19 Regent Street, Rugby, CV21 2PE

Rent: Commencing from £6,000

• NIA: 135.82 sq m (1,462 sq ft)

Class E use

OXFAM

MERQURT

FILLS CLASSROOMS

FIGHTS DOVER

First and Second Floor Office Suite

Independent Quarter Town Centre Location

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 554455Email:agency@georgeandcompany.co.ukWebsite:www.georgeandcompany.co.uk

Registered in England No. 7132697

per annum exclusive





Connells Conne

AI

The Stattie Shop Sandwictus, Colles, Panninies, Hot & Cold Statises

and a second of

Location

Fronting Regent Street in the independent quarter of Rugby town centre which is a popular office and retail location.

Description

An inner terrace traditionally built mixed use building, providing cellular office accommodation at first and second floor level..

Accommodation

The accommodation briefly comprises:-

First Floor

Office 1	46.52.sq m	501 sq ft
Office 2	18.77 sq m	202 sq ft
Kitchen	09.16 sq m	99 sq ft
WC		

Second Floor

Office 3	17.93 sq m	193 sq ft
Office 4	18.32 sq m	197 sq ft
Office 5	25.13 sq m	270 sq ft
WC's		

Services

We understand that mains electric, water and drainage services are connected to the premises.

George and Company have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

Energy Performance Certificate Rated as C64

Business Rates

The rateable value in the 2023 Rating List is £12,500 and the rates payable for the year 2023/24 are £6,237.50.

Planning

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

Tenure

Available by way of a new effective Full Repairing & Insuring lease on terms to be agreed, at a commencing rent of $\pounds 6,000$ per annum exclusive.

Service Charge

A service charge is applicable to cover external repairs and communal services.

Legal Costs

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

Value Added Tax

The owner reserves the right to charge VAT on the rent, if so elected.

Viewing

Strictly and only by prior arrangement through the sole agents:

George and Company (Surveyors) Ltd 62 Regent Street

Rugby CV21 2PS

Tel: 01788 554455 Email: agency@georgeandcompany.co.uk

nning ing & at a e.





These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.

Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.