



TO LET

Rear of 25 & 27 Regent Street, Rugby,
CV21 2PE

- Town Centre Basement Accommodation
- Ideal for storage or similar use
- NIA: 114.5 sq m (1,232 sq ft)

Rent: Commencing from £4,000 pa ex

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

Website: www.georgeandcompany.co.uk

Registered in England No. 7132697

 **George**
& company
chartered surveyors


RICSTM
Regulated by RICS

Location

The property is located to the rear of 25 & 27 Regent Street within Rugby Town Centre; access is from Chestnut Fields service road, opposite Barclays Bank carpark.

Description

Forming the basement space of a mixed-use building which is split into several cellular rooms with a single W.C and hand basin.

Accommodation

The accommodation briefly comprises:-

NIA: 114.50 sq m (1,232 sq ft)

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

The energy efficiency rating is 91(D). A copy of the report is available on request.

Business Rates

The property is included within a separate scheme and may need re-rating on occupation..

Planning

No defined use is registered for the property, previous uses have been for storage. Interested parties are advised to make their own enquiries at the Planning Department of Rugby Borough Council.

Tenure

Available by way of a new effective Internal Repairing & Insuring lease on terms to be agreed, at a commencing rent of £4,000 per annum exclusive.

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:

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