



TO LET

**7 St Matthews Street, Rugby,
CV21 3BY**
Rent: £9,500 per annum exclusive

- Ground Floor Retail Unit with Basement Storage
- Opposite Rugby School
- Class E use
- NIA: 58.28 sq m (627 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

Website: www.georgeandcompany.co.uk

Registered in England No. 7132697

 **George**
& company
chartered surveyors


RICSTM
Regulated by RICS

Location

Occupying a prominent position in St Matthews Street at the junction with Lawrence Sheriff Street and opposite the world renowned Rugby School.

Description

The property comprises a ground floor lock up shop with basement storage, within a parade of similar units.

Accommodation

The accommodation briefly comprises:-

Sales Area	58.28 sq m	(627 sq ft)
WC		
Basement	25.91 sq m	(279 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 property has an EPC rating of 95(D).

Business Rates

The rateable value in the 2023 Rating List is £6,500 and the rates payable for the year 2023/24 are £3,243.50.

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 £9,500 per annum exclusive.

Legal Costs

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

Value Added Tax

The property is elected for VAT which will be charged at the prevailing rate.

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

