



# FOR SALE

46-48 Cambridge Street, CV21 3NQ

Guide Price: £750,000 Freehold

- Church Building and an Accompanying Victorian Terrace
- Potential For Development (STP)
- Class F1 Community Use and Class E(g) Office Use
- Total NIA: 714.1 sq m (7,687 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

The property is located on Cambridge Street in a predominantly residential area of Rugby.

The town centre retail area is around ½ mile distant with good access to amenities, including Rugby train station. Parking is available on the surrounding streets.

## Description

The property comprises church buildings and an adjoining former residential property, now used as offices.

The properties are of traditional construction with the community spaces in three linked buildings.

There are 2 adjoining historic church buildings, with a later built community structure adjacent. The spaces offer congregational space, meeting rooms with kitchens, WCs and ancillary offices.

Adjacent to the church, the former residential property is a two-storey end terrace of traditional brick construction. The space is currently being used as an office with multiple rooms.

The property benefits from a private courtyard within the site.

## Accommodation

The accommodation briefly comprises: -

Community spaces:	619.3 sq m (6,666 sq ft)
Office spaces:	94.8 sq m (1,020 sq ft)
Total site area:	1182 sq m (12,723 sq ft)



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.

## Services

We understand that mains electricity, 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.*

## Planning

We understand that the premises have planning permission for Class E(g) Office Use.

## Tenure

The property will be sold freehold and with vacant possession

## Energy Performance Certificate

Information available on request

## Legal Costs

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

## VAT

We await confirmation of the VAT status of the property. VAT will be charged at the prevailing rate 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

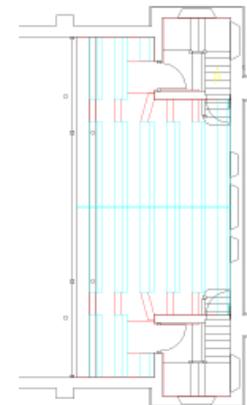
Tel: 01788 554455

Email: [agency@georgeandcompany.co.uk](mailto:agency@georgeandcompany.co.uk)

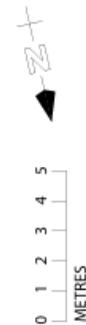
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CAMBRIDGE STREET



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