



TO LET

44-46 Regent Street, Rugby, CV21 2PS
Rent: £16,250 per annum exclusive

- First & Second Floor Office Suite
- Town Centre Location
- Class E Use
- NIA: 148.46 Sq m (1,598 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



Location

The property is located on Regent Street within the independent quarter of Rugby Town Centre. Surrounding occupiers comprise mainly financial and professional services, retailers and office users. All local amenities, including car parking, are available in the immediate vicinity.

Description

Comprising an inner terrace of traditional construction with accommodation available on the first and second floors.

The offices are self-contained and accessed by a door adjacent to the ground floor retail unit. The office suite provides cellular accommodation and is decorated to a reasonable standard.

Accommodation

Ground Floor

Lobby: 03.98 Sq m (42 Sq ft)

First Floor

Various offices 75.20 sq m (809 sq ft)

Kitchen 1 03.69 sq m (40 sq ft)

Kitchen 2 04.46 sq m (48 sq ft)

3 x WC

Second Floor

Various offices 61.24 sq m (659 sq ft)

Services

We understand that all mains' services are connected to the building or are available close by. The property is heated by way of a gas central heating system.

Interested parties are advised to make their own enquiries as to their condition.

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.

Energy Performance Certificate

The energy efficiency rating is 96 (D).

Business Rates

The rateable value in the 2023 Rating List is £15,250.

The rates payable in 2024/25 are £7,612.75,

Planning

We understand that the premises have planning permission for Class E use.

Tenure

Available to let by way of a new equivalent full repairing and insuring lease for a term of years to be agreed at a commencing rent of £16,250 pa.

Service Charge

A service charge is levied to cover maintenance and services of the communal areas of the estate. Further details available on request.

Legal Costs

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

VAT

The Landlord reserves the right to charge VAT at the prevailing rate if so elected.

Viewing

Strictly and only by prior arrangement through the sole agents:

George and Company (Surveyors) Ltd

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 **George**
& company
chartered surveyors