

FOR SALE

17-21 Albert Street

Asking Price: £235,000

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- Investment opportunity
- 2 Retail units over 2 floors
- Class E (c) (ii) use Professional and/or E (a) Retail Use
- NIA: No 17-19 - 75.60 sq m (812 sq ft)
- No 21 – 70 sq m (751 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


RICS
Regulated by RICS

Location

The property is situated on Albert Street in the Town Centre area near the independent Quarter. Rugby is situated 35 miles to the south east of Birmingham, some 80 miles to the north of London. Junction 1 of the M6 is approximately 3 miles to the north and access to other major motorway road networks including M1, M40 and A14 are within easy reach.

Description

The property comprises a mid-terraced building containing two separate occupations. The premises are predominately two-storey with some single storey areas to the rear of 17/19.

Accommodation

The accommodation briefly comprises: -

17/19 Albert Street

Retail area: 40.10sq m (431 sq ft)
Kitchen/Ancillary: 8.90 sq m (95 sq ft)
Ground floor print room 14.40 sq m (155 sq ft)
First floor office: 12.20 sq m (131 sq ft)
WC:

21 Albert Street

Ground floor
Retail area: 28.90 sq m (310 sq ft)
Workshop 2.10 sq m (22 sq ft)
First floor
consulting rooms : 19 sq m (204 sq ft)
Internal storage 34.30 sq m (164 sq ft)
Kitchen/Ancillary: 4.80 sq m (51 sq ft)
WC:
Cellar:

Energy Performance Certificate

The property has an EPC of E

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.*

Business Rates

The rateable value in the 2023 Rating List is
17-19 Albert Street £6,700.
21 Albert Street £5,900.

Planning

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

Tenure

The properties currently have tenants in both units, for more information on lease terms please contact us.

Legal Costs

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

Value Added Tax

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:

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Rugby CV21 2PS
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