

BREWS & BITES
BISTRO



JUST EAT

BREWS & BITES
BISTRO



Business for Sale

**1 Chestnut Field House, Rugby,
CV21 2PA**
Asking Price: £20,000

- Established Business Sale
- Class E Use
- Town Centre Location
- NIA: 26.6 sq m (287 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 located just on the outer north of the Town Centre allowing easy access and great scope when it comes to trading surrounding the Rugby Town area.

Rugby is a market town on the eastern edge of Warwickshire, located to 34 miles east of Birmingham and 80 miles to the north of London. The town has excellent benefits with communications with Junction 1 of the M6 approximately 2 miles to the centre of town.

Description

The property comprises a ground floor retail unit with return frontage.

The business has been established for several years and operates on a busy road in the town centre.

Accommodation

Retail floor area: 26.6 sq m (287 sq ft)

WC

Energy Performance Certificate

More information on request.

Business Rates

The rateable value in the 2023 Rating List is £4,250.

Planning

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

Tenure

The limited company is available at an asking price of £20,000. The trading premises is available on a lease with a quarterly rent of £2507.50.

Service Charge

A service charge is applicable to cover communal services. Further details are available on request.

Legal Costs

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

Value Added Tax

VAT will be charge on the rent 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

