



TO LET

**1 Chestnut Field House, North Street,
Rugby CV21 2PA**

Rent - £10,000 Per Annum Exclusive

- Ground Floor Retail Unit
- 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 surround the Rugby Town area.

Rugby is a market town in 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.

Accommodation

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

Business Rates

The rateable value in the 2026 Rating list is £4,350

Services

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

EPC

The property has an energy performance rating of 103 (E).

Tenure

The unit is available on a new lease on terms to be agreed at a commencing rent of £10,000

Planning

We understand that the premises have planning permission for class E.

Service Charge

Further details are available on request.

Legal Costs

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

VAT

The owner 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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