

TO LET

Ground floor and basement at 26-27 Sheep Street, Rugby, CV21 3BX
Rent: POA

- Ground floor Retail Unit with Ancillary Basement Storage
- Large Display Frontage
- Class E Use
- NIA: circa 272.85 sq. m (2,937sq 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

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Location

The property is situated towards the southern end of Sheep Street, near to Rugby School. Sheep Street forms part of the main pedestrianised retail area in Rugby Town Centre.

Rugby is situated 35 miles to the southeast 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 M6, M1, M40 and A14 are within easy reach.

Description

The property comprises an open plan ground floor inner terrace commercial unit of traditional brick construction.

The property benefits from ancillary basement storage with an approximately 1.9m ceiling height.

The property is currently undergoing a full renovation to bring the property to the minimum lettable standard.

Accommodation

The accommodation briefly comprises: -

Ground Floor Area:	145.85 sq. m (1,570 sq. ft)
Basement Area:	127.00 sq m (1,367 sq. ft)

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.

Energy Performance Certificate

The property has an EPC rating 99 (D) expiring July 2031.

Business Rates

The rateable values will need to be recalculated. More information upon request.

Value Added Tax

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

Planning

We understand that the premises has planning permission for E(c)(ii) Professional Services and/or Class E(a) Retail.

The following uses are prohibited: gambling premises, hot food take aways, café, hairdressers or barbers shop, mini mart of convenience store, sale of tobacco or vaping merchandise, mobile phone repairs or sales, charity shop.

Tenure

The property is by way of a new lease on terms to be agreed. The lease agreement will be contracted out of the security provisions of the Landlord and Tenant Act 1954.

Legal Costs

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

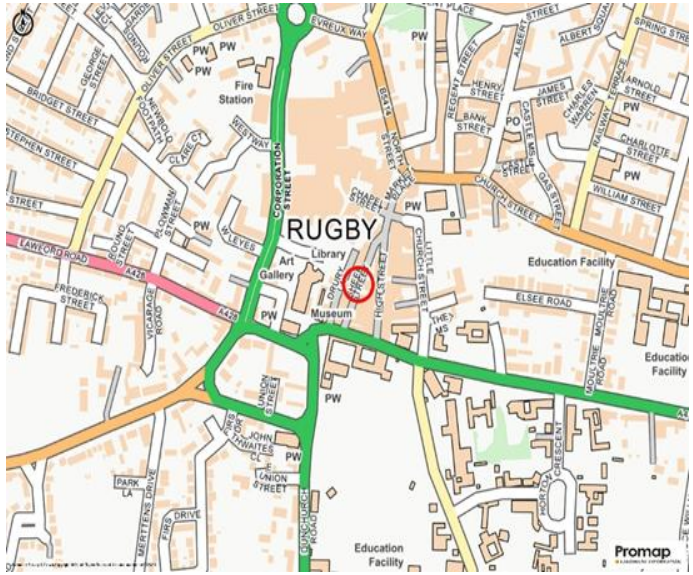
Viewing

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





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.

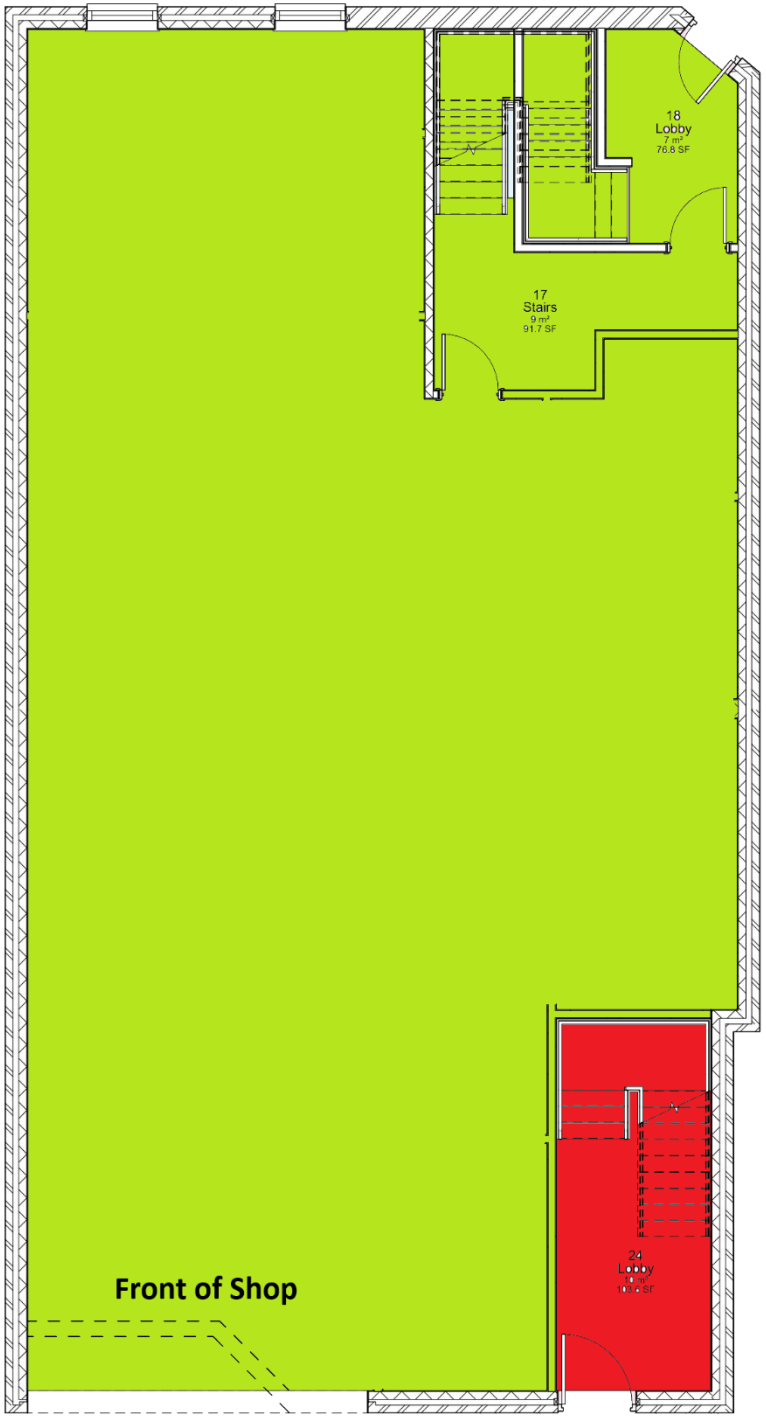
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Indicative Floor Plan

This floor plan has been altered for marketing purposes and is only to be used as an indication of the lettable space. These particulars are not to scale and should not be relied upon for any other use.

The area in green is the area which is being advertised to let by way of auction in these particulars.

The areas highlighted in red will not form part of the successful bidders demise.









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