



TO LET

**Ground floor at 26-27 Sheep Street,
Rugby, CV21 3BX
Rent: £20,000 per annum**

- Ground floor Retail unit
- Large Display Frontage
- Class E (c) Retail Use
- NIA: circa 145.85 sq m (1,570sq 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



Regulated by RICS

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 a ground floor inner terrace commercial unit of traditional brick construction.

Accommodation

The accommodation briefly comprises: -

Ground Floor Area: c145.85 sq. m (1,570 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 EPC as we understand has a rate of

Business Rates

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

Planning

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

Tenure

The property is by way of a new lease on terms to be agreed. The asking rent will be available on application.

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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