



FOR SALE

28-30 Lawford Road, Rugby, CV21 2DY

Guide Price - £400,000 Freehold

- Freehold Investment Opportunity
- Main Road Location
- £31,200 per annum income when fully realised
- Commercial NIA: 97.2 sq m (1,046 sq ft)
- 2-Bed Flat GIA: 76.34 (822 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


RICSTM
Regulated by RICS

Location

Fronting the A428 Lawford Road, opposite Kwik Fit and on the outskirts of the Rugby Town Centre.

Rugby is a Market town in Warwickshire and is the second largest town in the county. It is located 23 miles north-west of Northampton and 13 miles south-east of Coventry

Description

The property comprises a mixed-use mid-terrace property built of tradition masonry construction. The Ground floor is let on one lease and has been subdivided to two tenants. The first floor flat has been recently renovated and has the benefit of vacant possession.

Accommodation

The accommodation briefly comprises (GIA): -

The accommodation comprises an open warehouse space, currently with small mezzanine.

The Gross Internal Area is -

Ground Floor

28a-
RSA: 22.28 sq m (300 sq ft)
WC

28b-
RSA: 51.74 sq m (557 sq ft)
Kitchen: 3.69 sq m (40 sq ft)
Basement: 19.5 sq m (210 sq ft)

First Floor

Flat (GIA): 76.34 sq m (822 sq ft)

Business Rates and Council Tax

More information is available on request.

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.

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.

Planning

The property has planning for Class E use on the ground floor and class C on the first floor.

Energy Performance Certificate

The property has an energy efficiency rating of 63 (C) .

Tenure & Tenancies

Offers are invited for the freehold interest at a Guide Price of £400,000. The property is occupied by two commercial tenants and a flat on an AST. The property has an initial annual rental income of £29,100 per annum, rising to £31,200 per annum in the second year.

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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