



For Sale

19 High Street, Rugby CV21 3BG

Guide price: £120,000 (Leasehold)

- Ground Floor Retail Unit
- Tenanted Investment with a 9.6% NIY
- Town Centre Location
- Class E Use
- NIA: 81.90 sq m (882 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

The property is located in Rugby town centre, on the southern end of High Street, a popular pedestrianised retail location.

The prime retail pitch in Rugby is centred around the Market Square to the north of the property. Rugby Central shopping centre is also to the north.

Description

The property comprises a mid-terrace, timber framed retail unit with accommodation on the ground floor only. The sales area is split level with a mobility ramp allowing wheelchair access.

Accommodation

The accommodation briefly comprises:-

Sales area	74.03 sq m	(796 sq ft)
Kitchenette	04.75 sq m	(51 sq ft)
W/C	03.21 sq m	(34 sq ft)

Services

We understand that mains electricity, 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

We understand that the property has consent under the uses class order for Class E(a) commercial business and service use.

Business Rates

More information is available on request.

Energy Performance Certificate

The energy efficiency rating is 62(C). The certificate expires 2031.

Tenure

The property benefits from a sub-tenancy paying £12,000 per annum. The interest being sold is a long leasehold with approximately 111 years remaining. Ground Rent is set at one peppercorn a year if demanded.

Price

For sale at a guide price of £120,000

Service Charge

We have been advised that service charge is applicable on an Ad Hoc basis. Further details available on request.

Legal Costs

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

VAT

The property is not elected for tax. VAT will not be charged on the Purchase Price.

Viewing

Strictly and only by prior arrangement through the sole agents:

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