



For Sale

11-13 Castle Street, Rugby CV21 2TP

Guide Price: £385,000

- Fully Let Investment Opportunity
- Ground Floor Commercial Licensed Premises Occupation
- Self Contained Residential Units to Upper Floors
- Rental Income Schedule on Request

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

 **George**
& company
chartered surveyors

**RICS**TM

Location

The property is located on Castle Street in a secondary area of Rugby town Centre. Surrounding occupiers comprise of financial and professional services, retailers, and an increasing number of residential occupiers. Local amenities, including car parking, are available in the vicinity.

Description

The property comprises an end-of-terrace property with traditional brickwork and of a Victorian era style of architecture, providing a classical appearance.

Internally, the ground floor comprises a licensed premises occupied by London Calling and the first and second floors are residential flats.

Accommodation

The property is offered subject to the existing occupations and the trading business is not affected by the sale of the site.

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

An EPC has been requested and will be available on completion.

Business Rates

The rateable value in the 2024/25 Rating List is £15,250 And the rates payable for 2025 are £7,808.

Planning

We understand that the premises has planning permission for the existing commercial and residential uses.

Tenure

The property is available Freehold, with a Guide Price of £385000

Legal Costs

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

Value Added Tax

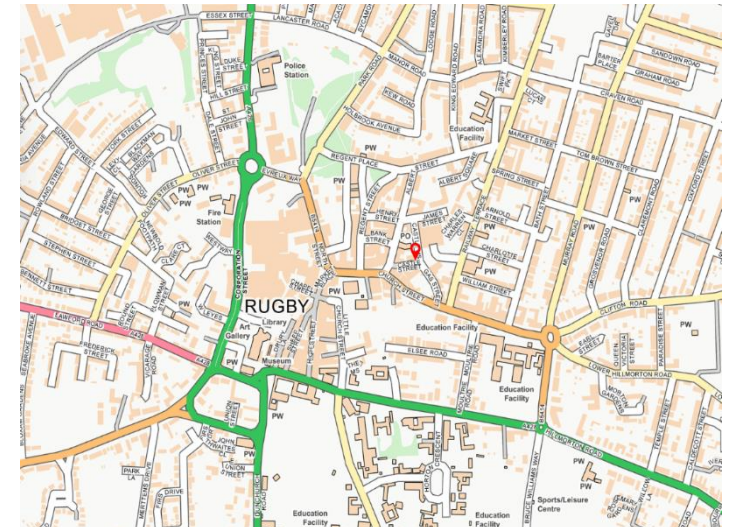
The Landlord reserves the right to charge VAT at the prevailing rate if so elected.

Viewing

Strictly and only by prior arrangement through the sole agents:

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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