



# TO LET

30 High Street, Rugby, Warwickshire  
CV21 3BW

Rent: £35,000 PAX

- Large Return Frontage Retail Premises
- Town Centre Location
- Class E(g) Office Use
- NIA: 590.20 sq m (6,353 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](mailto:agency@georgeandcompany.co.uk)

**Website:** [www.georgeandcompany.co.uk](http://www.georgeandcompany.co.uk)

Registered in England No. 7132697

 **George**  
& company  
chartered surveyors

  
**RICS**<sup>TM</sup>  
Regulated by RICS

## Location

The property is positioned on the High Street and Sheep Street at the heart of Rugby Town Centre. This area provides trading opportunities due to the location being fully pedestrianised with nearby retailers including Holland & Barrett, Specsavers and Nationwide.

## Description

The property comprises ground floor retail space. The property benefits from large display windows on the ground floor displaying strong visibility on both Sheep St and High St.

## Accommodation

The accommodation briefly comprises: -

Ground floor sales: 590.20 sq. m (6,353 sq. ft)

## Services

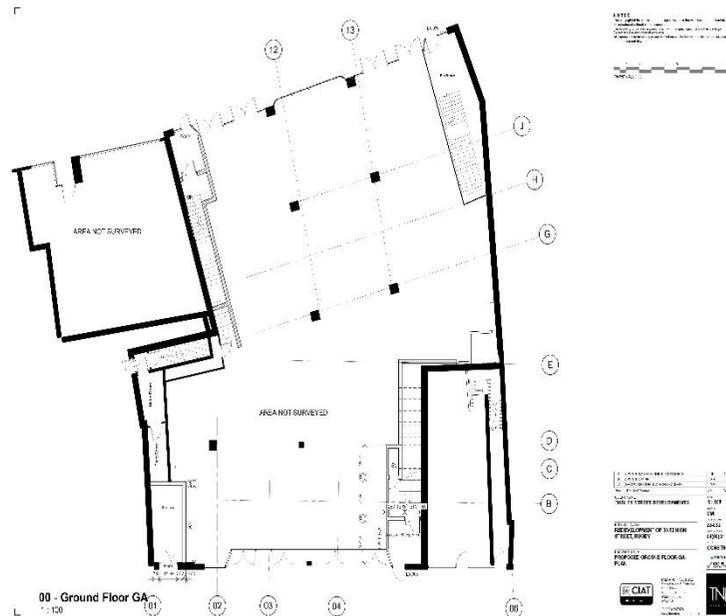
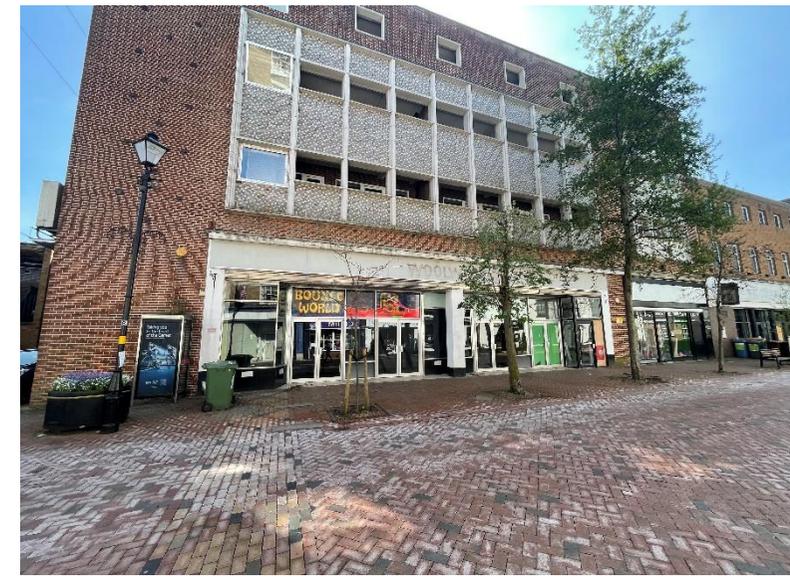
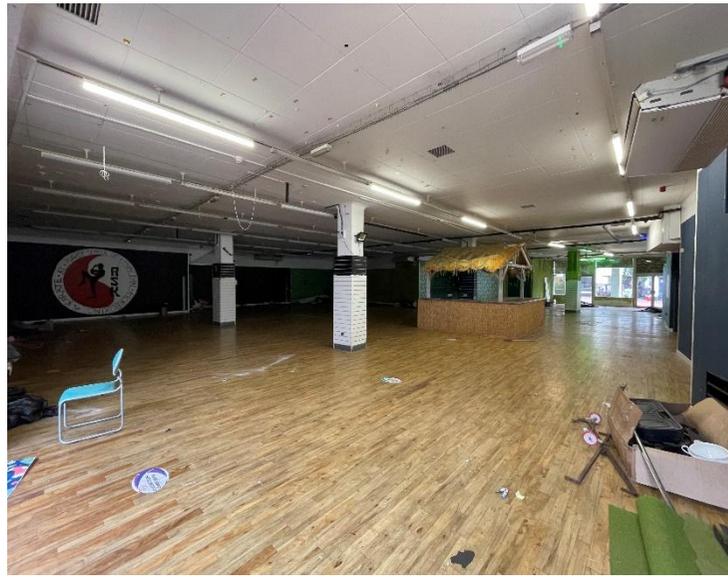
We understand that all mains' services are connected to the premises.

## Business Rates

More information available on request.

## EPC

We understand that the property has an EPC rated at C (70).



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.

## Tenure

The suite is available on a new lease with terms to be agreed at a commencing rent of £35,000 plus VAT.

## Service Charge

Further details are available on request.

## Legal Costs

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

## VAT

The property is elected for VAT and VAT will be charged at the prevailing rate.

## Viewing

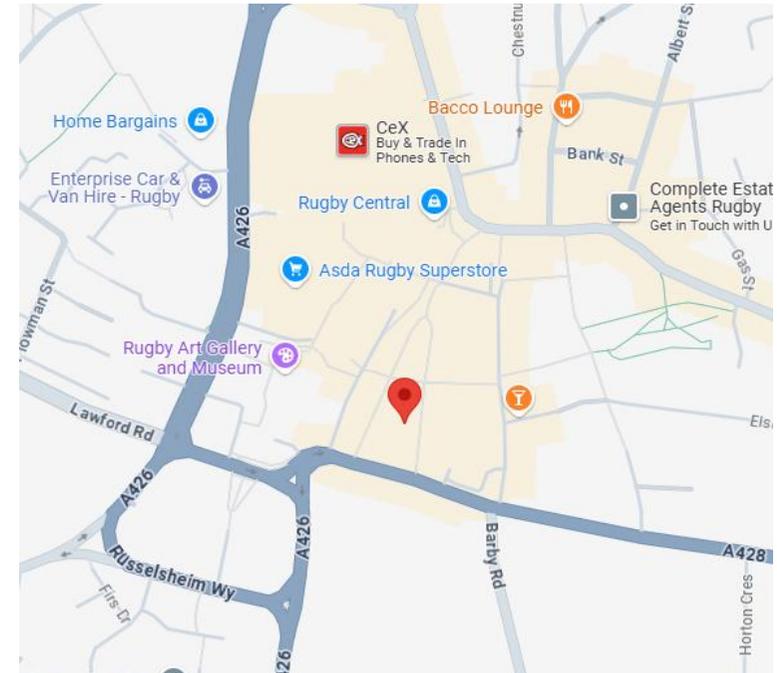
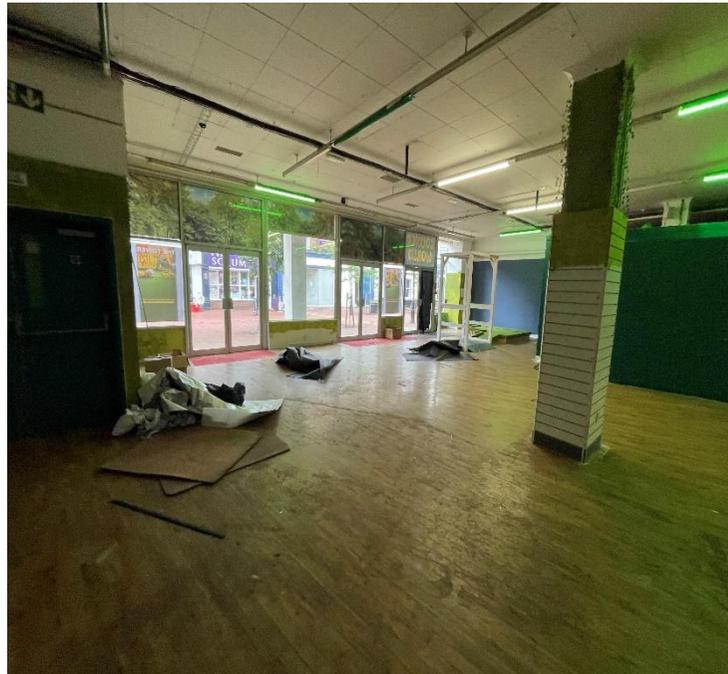
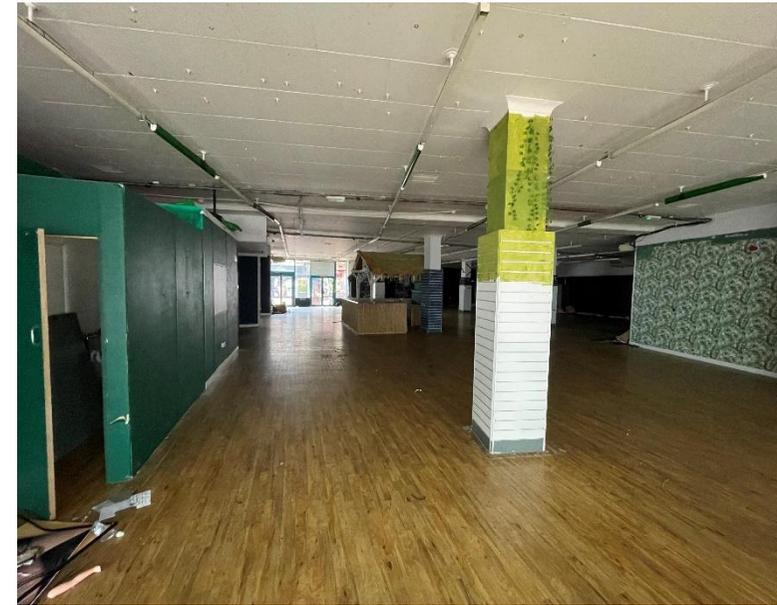
Strictly and only by prior arrangement through the sole agents:

### George and Company (Surveyors) Ltd

62 Regent Street  
Rugby CV21 2PS

Tel: 01788 554455

Email: [agency@georgeandcompany.co.uk](mailto:agency@georgeandcompany.co.uk)



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