



For Sale

The Carlton Hotel, 130 Railway Terrace, Rugby CV21 3HE
Guide Price: £775,000 exclusive

- Hotel Close to Rugby Train Station
- Class C1 Use
- Conversion potential STP
- NIA: To Be Confirmed.

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

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Website: www.georgeandcompany.co.uk

Registered in England No. 7132697

 **George**
& company
chartered surveyors


RICSTM
Regulated by RICS

Location

The property is located close to Rugby town centre. Railway Terrace can be located off Murray Road to the North and Church Street to the South.

Rugby is situated approximately 35 miles from Birmingham and 13 miles from Coventry. The town is well connected by rail and has direct trains to and from Birmingham, Northampton and London Euston; it also lies close to the M1 and M6 motorways as well as the A45, A5 and A14 arterial routes.

Description

The property has access from Railway Terrace with undercroft access to parking and the unit to the rear.

The property comprises two units with several ensuite rooms.



Accommodation

The accommodation briefly comprises: -

Unit 1 Ground Floor

Reception Area 22.91 sq m (247 sq ft)

Laundry Room 43.31 sq m (466 sq ft)

Unit 1 First Floor

Room 1 13.44 sq m (145 sq ft)

Room 1 WC 4.33 sq m (47 sq ft)

Room 2 9.60 sq m (103 sq ft)

Room 2 WC 3.63 sq m (39 sq ft)

Room 3 14.20 sq m (153 sq ft)

Room 3 WC 3.24 sq m (35 sq ft)

Room 4 8.73 sq m (94 sq ft)

Room 4 WC 4.10 sq m (44 sq ft)

Room 5 Not Inspected

Room 5 WC Not Inspected

Room's 18,19 and 20 Not Inspected



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.

Room 6 Not Inspected
 Room 6 WC Not Inspected

Unit 1 Second Floor

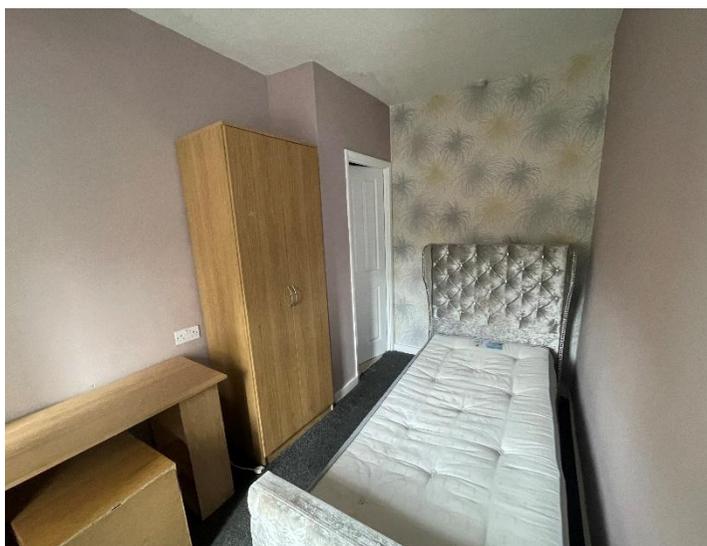
Room 7 11.69 sq m (126 sq ft)
 Room 7 WC 2.45 sq m (26 sq ft)
 Room 8 11.25 sq m (121 sq ft)
 Room 8 WC 2.61 sq m (28 sq ft)

Unit 2 Ground Floor

Room 14 Not inspected
 Room 14 WC Not Inspected
 Room 15 11.66 sq m (126 sq ft)
 Room 15 WC 2.84 sq m (31 sq ft)
 Room 16 8.91 sq m (96 sq ft)
 Room 16 WC 2.82 sq m (30 sq ft)
 Room 17 13.02 sq m (140 sq ft)
 Room 17 WC 2.88 sq m (31 sq ft)

Unit 2 First Floor

Room 9 11.71 sq m (126 sq ft)
 Room 9 WC 2.77 sq m (30 sq ft)
 Room 10 7.33 sq m (121 sq ft)
 Room 10 WC 3.00 sq m (32 sq ft)
 Room 11 11.25 sq m (121 sq ft)
 Room 11 WC 2.61 sq m (28 sq ft)
 Room 12 12.69 sq m (137 sq ft)
 Room 12 WC 1.79 sq m (19 sq ft)



Services

We understand that mains electric, water and drainage services are connected to the premises. Purchasers should undertake their own investigations regarding existing connections.

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Energy Performance Certificate

A new EPC certificate has been requested.

Business Rates

More information on request.

Planning

We understand that the premises has planning permission for C1 use.

Tenure

The property is available freehold, and offers are invited for the freehold interest with vacant possession at a guide price of £775,000.

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

