

TO LET

33-34 North Street, Rugby, CV21 2AL

Asking Rent - £10,000 PAX

- First Floor Offices
- Town Centre Location
- Class E Use
- NIA: 84.26 sq m (907 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 within Rugby Town Centre fronting one side of the popular north street parade. Local occupiers include Banks and other financial institutions together with various retail uses. The entrance to the Rugby Central Shopping Centre is nearby.

Description

The property forms the first floor of a two-storey mixed use building. The building is constructed of rendered brick work surmounted by a pitched interlocking tiled roof. At the rear of the property there is a courtyard, with private parking spaces, forming part of the public car park, for approximately two vehicles.

Accommodation

The accommodation briefly comprises (NIA): -

First Floor

Office Area's	71.26 Sq.m	(767 Sq.ft)
Storeroom	3.8 Sq m	(41 Sq ft)
Kitchen	9.2 Sq m	(99 Sq ft)
WC		

Business Rates

The rateable value in the 2026 Rating list is £18,000.

Services

We understand that mains' services are available nearby.

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.

EPC

We understand that the property has an EPC rating of 93 (D)

Tenure

The suite is available on a new lease on terms to be agreed at a commencing rent of £10,000 per annum exclusive.

Energy Performance Certificate

The property has an energy efficiency rating of

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 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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Rugby CV21 2PS

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