

TO LET

40 Church Street, Rugby CV21 3PU
Rent: £8,500 per annum exclusive

- Three Storey Retail Unit
- Main Road Location
- NIA: 38.18 sq m (411 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 on Church Street, on the edge of Rugby Town Centre,

Description

A three-storey end of terrace period building arranged with retail accommodation on the ground floor and offices/storage to the upper floors.

There is a local authority run car park to the rear.

Accommodation

The accommodation briefly comprises:-

Ground Floor:	12.70 sq m	137 sq ft
First Floor	12.70 sq m	137 sq ft
Second Floor	12.70 sq m	137 sq ft

Services

We understand that all mains 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

The energy efficiency rating is 75(C). A copy of the report is available on request.

Business Rates

The rateable value in the 2023 Rating List is £2,700 and the rates payable for the year 2023/24 are £1,347.30.

Planning

We understand that the premises have planning permission for Class E Retail use.

Tenure

Available by way of a new effective Full Repairing & Insuring lease on terms to be agreed, at a commencing rent of £8,500 per annum exclusive..

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 on the rent at the prevailing rate, if so elected.

Viewing

Strictly and only by prior arrangement through the sole agents:

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