



FOR SALE

3 & 3b Bath Street, Rugby, CV21 3JF

Guide Price - £360,000 Freehold

- Conversion Investment Opportunity (STP)
- Ground Floor Offices with First and Second Floor Flat
- 3 Bath St NIA Total: 61.5 sq m (663 sq ft)
- 3b Bath St GIA Total: 56.9 sq m (613 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

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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 on Bath Street, to the North-West of Rugby town centre, located in an area primarily situated with Victorian terraced houses with a strong retail element nearby on Clifton Road and Railway Terrace. Rugby resides 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 comprises a detached converted property built of traditional redbrick and slate tile roof, thought to date back to the 1920s. The ground floor is currently used as an office, and the first and second floors, accessible via their own separate entrance, are used as Class C rooms occupied on short terms lets via Airbnb.

Accommodation

The accommodation briefly comprises :-

3 Bath Street (Ground Floor):

Office 1	13.5 sq m	(145 sq ft)
Kitchen	9.9 sq m	(107 sq ft)
Kitchenette & Store	10.0 sq m	(107 sq ft)
Office 2	15.3 sq m	(165 sq ft)
Cellar	12.8 sq m	(138 sq ft)

3b Bath Street (First and Second Floors):

First Floor-	Bedroom 1	13.1 sq m (141 sq ft)
	Kitchen	10.1 sq m (108 sq ft)
	Bathrooms 1&2	6.5 sq m (70 sq ft)
Second Floor –	Bedroom 2	10.2 sq m (110 sq ft)
	Bedroom 3	10.4 sq m (112 sq ft)

Business Rates

The rateable value in the 2026 Rating list is:

3 Bath Street: £3,000

3b Bath Street: £3,450

Services

We understand that mains' services are available nearby. Prospective purchasers should make their own enquiries regarding provision of services to the site.

Planning

It is understood that 3 Bath Street has planning for Class E and 3b Bath St has planning for Class C3. Prospective purchasers should make their own enquires with regard to planning for their intended use. The local authority will be Rugby Borough Council.

Energy Performance Certificate

The property has an energy efficiency rating of:

3 Bath Street: 61 (C).

3b Bath Street: 78 (C).

Price

Offers are invited for the freehold interest with vacant possession at a Guide Price of £360,000.

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:

George and Company (Surveyors) Ltd

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Rugby CV21 2PS

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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.

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