



FOR SALE

4-6 Kimberley Road, Rugby, CV21 2SU

Guide Price - £325,000 Freehold

- Converted Victorian Terraces
- Potential For Development (STP)
- Class F1 Community Use (Place of Worship)
- Total NIA: 234.6 sq m (2525 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


RICS
Regulated by RICS

Location

The property is located on Kimberley Road, to the North-East of Rugby town centre, located in an area primarily situated with Victorian terraced houses with a strong retail and commercial element nearby on 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 two mid terraced houses converted and opened from the inside to be used as a place of worship. The property is of a traditional red brick construction with slate tile roof. Number 6 Kimberly has been extended to the rear boundary; the extension is single storey with a flat roof.

Accommodation

The accommodation briefly comprises (NIA): -

Ground Floor

Entrance Hall	62.7 sq m	(675 sq ft)
Temple Floor	55.8 sq m	(601 sq ft)
Lobby	13.3 sq m	(143 sq ft)
Kitchen	23.6 sq m	(254 sq ft)
WCs		

First Floor

Store	7.2 sq m	(78 sq ft)
WCs		
Office	12.8 sq m	(137 sq ft)
Office 2	20.8 sq m	(224 sq ft)
Store 2	35.2 sq m	(379 sq ft)

Business Rates

The property is not available on the VOA rating list.

Services

We understand that mains' electricity, water and drainage are connected to the site. Prospective purchasers should make their own enquiries regarding provision of services to the site.

Planning

Prospective purchasers should make their own enquires with regard to planning for their intended use. The site is understood to have been used for Class F1 Use. The local authority will be Rugby Borough Council.

Energy Performance Certificate

An EPC has been commissioned and will be made available.

Price

Offers are invited for the freehold interest with vacant possession at a Guide Price of £325,000.

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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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.