

TO LET

Rear of 25 & 27 Regent Street, Rugby, CV21 2PE

- Town Centre Location
- Basement Accommodation
- Ideal for storage or similar use
- NIA: 114.5 sq m (1,232 sq ft)

Rent: Commencing from £5,000 pax

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

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Location
The property is located to the rear of 25 & 27 Regent Street within Rugby Town Centre; access is from Chestnut Fields service road, opposite Lloyds Bank carpark.

Description
Forming the basement space of a mixed-use building which is split into several cellular rooms with a single W.C and hand basin.

Accommodation
The accommodation briefly comprises:-

NIA: 114.50 sq m (1,232 sq ft)

Services
We understand that mains electric, water and drainage 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 91(D). A copy of the report is available on request.

Business Rates
The property is included within a separate scheme and may need re-rating on occupation..

Planning
No defined use is registered for the property; previous uses have been for storage. Interested parties are advised to make their own enquiries at the Planning Department of Rugby Borough Council.

Tenure
Available by way of a new effective Internal Repairing & Insuring license on terms to be agreed, at a commencing rent of £5,000 per annum exclusive.

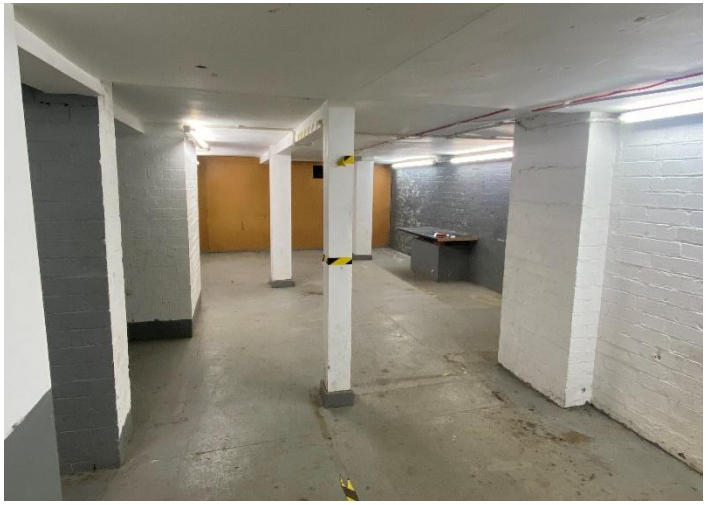
Legal Costs
Each party will be responsible for their own legal costs in the transaction.

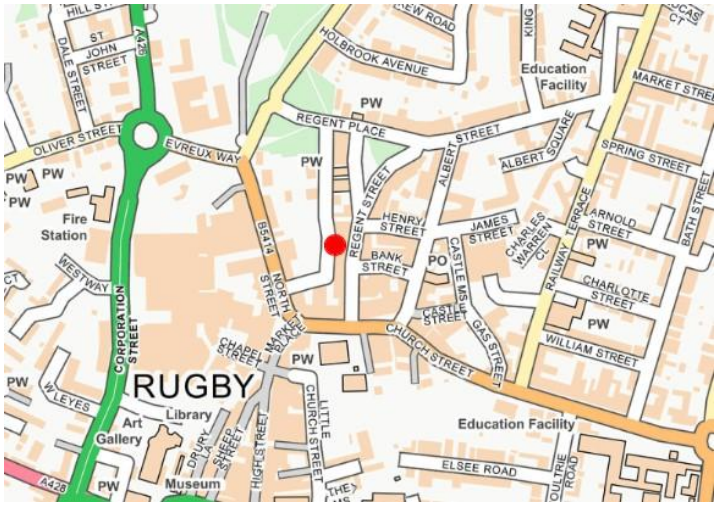
Value Added Tax
The owner reserves the right to charge VAT on the rent, if so elected.

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





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.

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