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commercial property experts

## To Let

Town Centre Ground and Basement  
Retail

**3,674 sq.ft** (341 sq.m)

**Ground And Basement Floors, 1 Regent Street, Rugby, Warwickshire, CV21 2PE**



## Accommodation

Lennards Chambers comprise a four-storey period Victorian building of red brick and sandstone construction, with ground and basement floors set out as retail space with offices and storage. The ground floor shop frontage showcases impressive timber window panes and large pane glass windows. The basement contains WC facilities.

The ground floor space benefits from, air conditioning, WC and kitchen facilities, suspended ceiling, LED spotlights, wood effect flooring. Meanwhile the basement provides, carpeted flooring, gas radiators, LED spotlights, ample electricity sockets and w.c accommodation.

The ground floor shop frontage has an impressive curved, principally glazed corner frontage of 21.26m.

The accommodation comprises:

Ground Floor Retail - 1,837 sq.ft (170.67 sq.m)

Basement - 1,837 sq.ft (170.67 sq.m)

## Location

Lennards Chambers is prominently situated in Rugby Town Centre, on the corner of Regent Street and Church Street, in the heart of the town, just a 5 minute walk from the John Barford Multi Storey car park, the ASDA car park and there is onstreet parking very close by. 1 Regent Street is sited directly opposite St. Andrews Church and Lloyds Bank at a busy pedestrian crossing, in a prime location.

Rugby town centre is only 35 miles east of Birmingham and 15 miles east from Coventry. Rugby boasts strong motorway and road network links, being only 3 miles south of the M6 and 4 miles north of the M45; providing other major links to the M1, A45 to Daventry and the M40 .

The property is just a 10-minute drive to Rugby Railway Station, which goes direct to London Euston Station in circa 50 minutes.

## Video Walk Through

<https://vimeo.com/901861596?share=copy>

SAT NAV: CV21 2PE  [friday.unable.salsa](http://friday.unable.salsa)



## Tenure

Available on a new lease for a term to be agreed.

## Services

All mains services are connected, including gas, electric, water and drainage.

## EPC E 124

## Planning

Class E

The ground and basement floors could be split into two units, subject to planning permission.

## Rent

£42,500 per annum ( exclusive)



## Rates

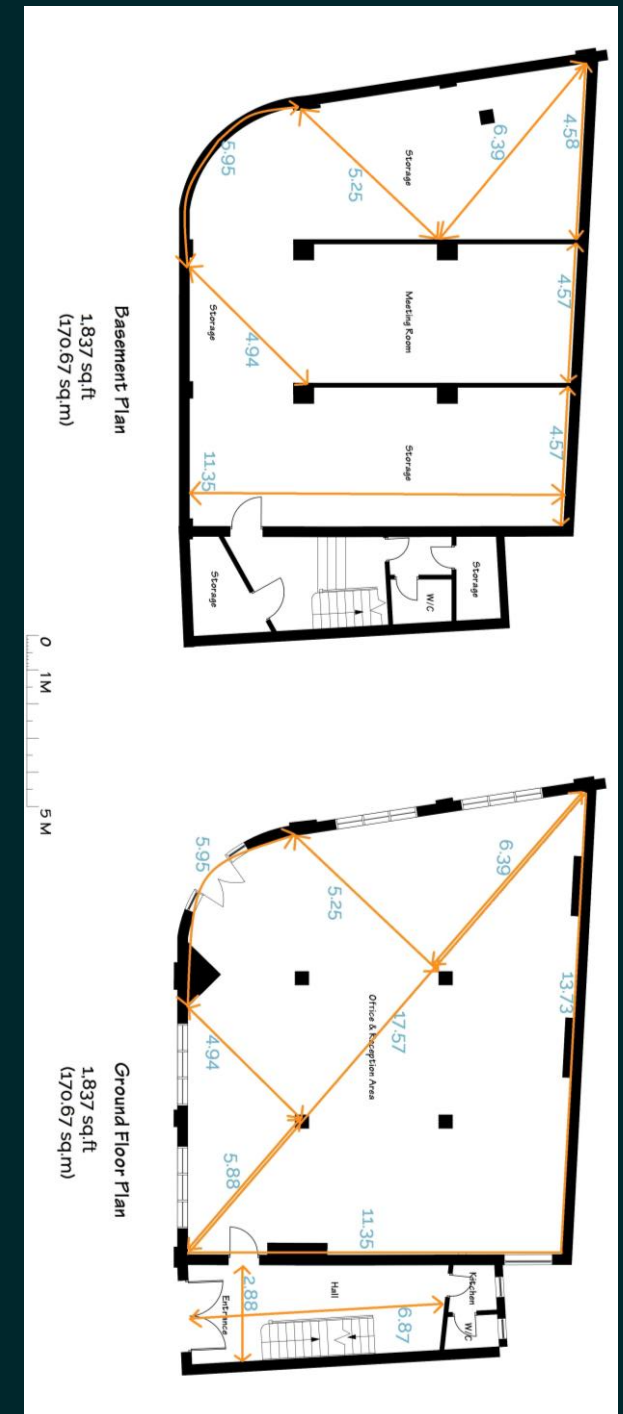
There is currently a merged rating assessment for the entire building. We would expect the rateable value of the ground and basement floors to be in the region of £32,000.

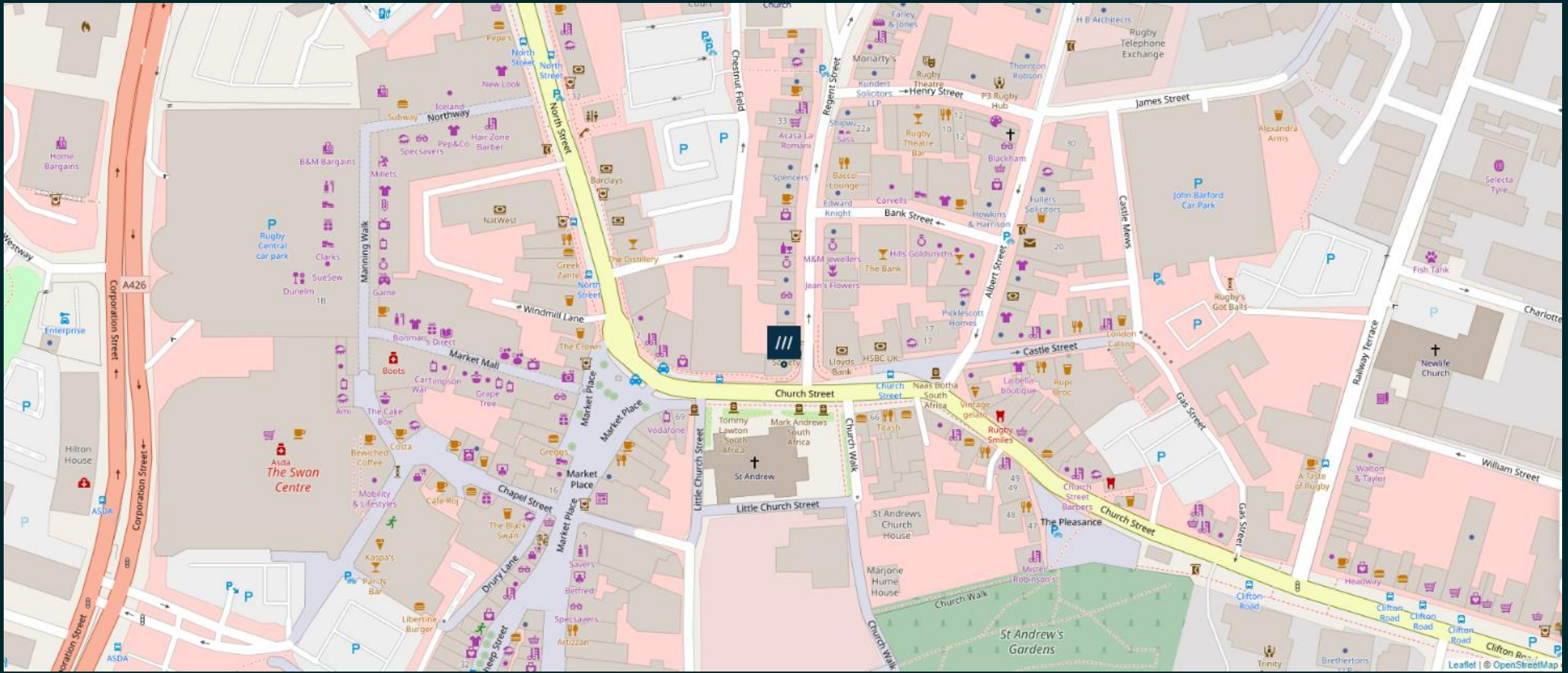
## Legal Costs

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

## Service Charge

A service charge will be levied to cover a fair proportion of costs for external maintenance, repair, decoration, insurance, and management.





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Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

For viewing arrangements, contact:

**Simon Hain 01926 888181**  
[simonwhain@ehbreves.com/ehbreves.com](mailto:simonwhain@ehbreves.com/ehbreves.com)

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