



FOR SALE

**1 Bilton Road & 19 Warwick Street
Rugby, CV22 7NZ & CV21 3DH
Guide Price - £950,000**

- Detached Office Buildings
- Private parking to the rear
- Ideal For Residential Conversion (STPP)
- NIA: 362.32 sq m (3,900 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
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Website: www.georgeandcompany.co.uk

Registered in England No. 7132697

 **George**
& company
chartered surveyors


RICS
Regulated by RICS

Location

The building is located on the outskirts of Rugby town centre, on the south side of the gyratory system (the A426). 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

A pair of grade II listed detached office conversion, constructed in the mid C19. Built of traditional design and materials, with the external walls being yellow brick under pitched roofs formed in Welsh slate. Additional features include plain brick pilasters and sash windows with glazing bars under stucco lintels and cornices.

Each building has a front walled garden and generous car parking at the rear.

Graded entry numbers on the Historic England website are:

1 Bilton Road – 1035040

19 Warwick Street – 1365057

Accommodation

The accommodation briefly comprises (NIA): -

1 Bilton Road

Ground Floor: Four Offices 68.70 sq m 740sq ft
2 WCs & Store

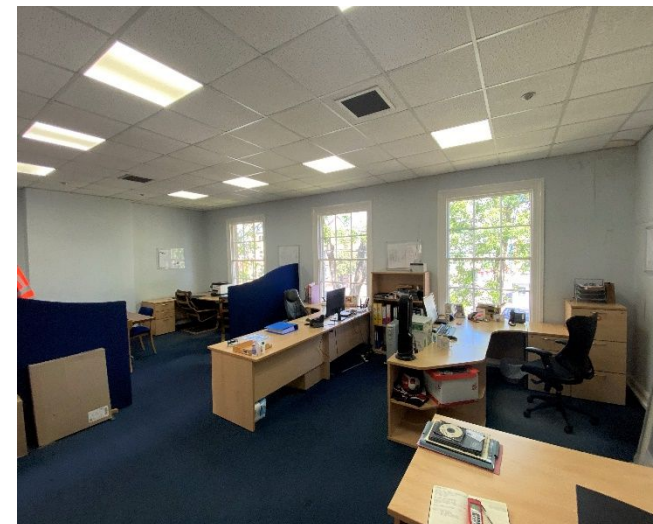
First Floor: Three Offices 56.60 sq m 608sq ft
Kitchen 12.00 sq m 129sq ft
2 WCs

Second Floor: Office- 44.50 sq m 479sq ft
Basement 17.80 sq m 192 sq ft

19 Warwick Street

Ground Floor Four offices 62.49 sq m 673 sq ft
Kitchen 05.52 sq m 59 sq ft
WC

First Floor Three offices 72.79 sq m 784 sq ft
Basement 21.93 21.93 sq m 236 sq ft



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.

Services

We understand that all mains' services are connected to the premises.

Business Rates

Rateable values 2023 list:

1 Bilton Road - £18,250
19 Warwick Street - £18,250

EPC

1 Bilton Road - E102
19 Warwick Street - F145

Planning

We understand both premises have planning permission for Class E Office Use.

Price

Offers are invited for the freehold interest with vacant possession at a guide price of £950,000. Alternatively each property can be purchased separately; prices to be agreed.

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:

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