



TO LET

13 Regent Street, Rugby CV21 2PE

Rent: £18,000 per annum exclusive

- Ground Floor Retail Unit
- Town Centre Location – Independent Quarter
- Class E use
- NIA: 57.60 sq m (620 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


RICSTM
Regulated by RICS

Location

Fronting Regent Street which can be located off Church Street in Rugby Town Centre. The street contains varying users and is best known as the towns independent quarter. There is an increasing number of residential conversions above the shops.

Description

The subject premises comprises the ground floor and basement of a three storey mid-terraced town house style property.

It is thought the building was originally constructed circa 1850.

The layout consist of an open plan sales area, office kitchen, WC & basement.

Accommodation

Sales Area	40.15 sq m	(430 sq ft)
Office	15.80 sq m	(170 sq ft)
Kitchen	01.93 sq m	(20 sq ft)
WC		
Basement	35.60 sq m	(383 sq ft)

Services

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

Rated as D76

Business Rates

The rateable value in the 2017 Rating List is £16,000 and the rates payable for the year 2022/23 are £7,984

Planning

We understand that the premises has planning permission for Class E Use.

Tenure

Available by way of a new effective Full Repairing & Insuring lease on terms to be agreed, at a rent of £18,000 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:

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