



TO LET / FOR SALE

26a Lawford Road, Rugby, CV21 2DY

Rent: £15,000 per annum exclusive

Sale: Guide Price £250,000

- Main road, two storey retail unit
- Sales areas on both floors and extensive storage space
- Ideal for residential conversion
- NIA:201.71 sq m (2,171 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


RICSTM
Regulated by RICS

Location

Fronting the A428 Lawford Road, opposite Kwik Fit and on the outskirts of the Rugby Town Centre. Rugby is a Market town in Warwickshire and is the second largest town in the county. It is located 23 miles north-west of Northampton and 13 miles south-east of Coventry

Description

A two-storey mid terrace retail property, with sales and storage areas on both floors. The property is of traditional construction and has recently had the external parts updated including fully re-roofed, with rendering and new double-glazed windows to the front elevation.

Ideally suited for residential conversion (subject to planning), initial drawings indicate space for 5 x 1-bedroom flats. Further details available on request.

Accommodation

The accommodation briefly comprises:-

Ground Floor - 83.13 sq m (895 sq ft)
First Floor - 118.58 sq m (1,276 sq ft)

Measurements are taken on an NIA basis, in accordance with the RICS code of measuring practice

Services

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

Interested parties are advised to make their own enquiries as to their condition.

Energy Performance Certificate

An EPC has been requested and will be available shortly.

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.

Business Rates

The rateable value in the 2023 Rating List is £8,500 and the rates payable for the year 2023/24 are £4,241.50.

Planning

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

Tenure

Available to let on a new equivalent full repairing and insuring lease or available to purchase on a 999 year long leasehold basis..

The rent is commencing from £15,000 per annum, with the sale price guided at £250,000.

Legal Costs

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

VAT

The Landlord 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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