



FOR SALE

**Minerva House, 1 Bilton Road,
Rugby, CV22 7NZ**

Guide Price - £650,000

- Detached Office Building
- Private parking to the rear
- Class E Office Use
- NIA: 181.8 sq m (1,956 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


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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

The Minerva House is a 3 storey (plus basement) detached office conversion, constructed in the late 19th century. It is built of traditional design and materials, with the external walls being yellow brick in addition to a pitched roof formed in Welsh slate. The property also benefits from several sash windows with glazing bars under stucco lintels and cornices.

To the front there is a walled garden and car parking at the rear.

The property is grade II listed and can be found under list entry number 1035040 on the Historic England website

Accommodation

The accommodation briefly comprises: -

Ground Floor-	Four Offices-	68.7sq m	740sq ft
	2 WCs & Store		
First Floor-	Three Offices-	56.6sq m	608sq ft
	Kitchen	12.0sq m	129sq ft
	2 WCs		
Second Floor-	Office-	44.5sq m	479sq ft
Outside-	Car parking is provided at the rear for approximately 10 vehicles		



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

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

EPC

An EPC has been requested and will be available upon completion of the sale.

Planning

We understand that the 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 £650,000.

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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