

# FOR SALE

Minerva House, 1 Bilton Road, Rugby, CV22 7NZ **Guide Price - £650,000** 

- 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

01788 554455

agency@georgeandcompany.co.uk Website: www.georgeandcompany.co.uk

George & Company chartered surveyors



#### 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 19<sup>th</sup> 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- 68.7sg m 740sg ft

2 WCs & Store

First Floor- Three Offices- 56.6sq m 608sq ft

Kitchen 12.0sq m 129sq ft

2 WCs

Second Floor- Office- 44.5sg m 479sg ft

Outside- Car parking is provided at the rear

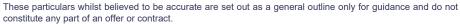
for approximately 10 vehicles











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:

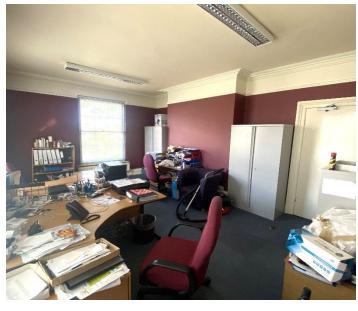
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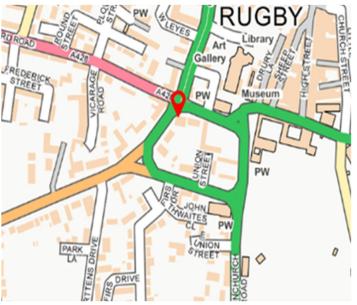
Tel: 01788 554455

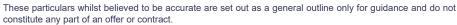
Email: agency@georgeandcompany.co.uk











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