



TO LET

36-38 Regent Street, CV21 2PS

Rent: Price on Application

- Double Front Ground Floor Retail/Office Unit
- Independent Quarter Location
- Class E use
- NIA: 83.52 sq m (899 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

The property fronts the southern end of Regent Street in the independent quarter of Rugby Town Centre. Neighbouring occupiers are a mix of retailers, financial and professional services, with residential users on the upper floors of the buildings. All local amenities, including car parking, are available in the immediate vicinity.

Regent Street is part of the town centre conservation zone.

Description

Comprising the ground floor of two inner terraces of traditional construction, which have been joined and extended to provide retail/office space. The rear of the property adjoins a service road that provides vehicle access with one parking space.

Accommodation

The accommodation briefly comprises:-

Sales/office area	66.02 sq m	710 sq ft
Office	06.97 sq m	75 sq ft
Kitchen	10.60 sq m	114 sq ft
2 x WC		

Services

We understand that 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 C75, expiring in July 2031

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 £15,000 and the rates payable for the year 2023/24 are £7,485.00

Planning

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

Tenure

Available by way of a new equivalent Full Repairing & Insuring lease on terms to be agreed. Alternatively the property could be available as two separate units; please contact us for further details.

Service Charge

Levied to cover costs associated with communal parts of the building

Legal Costs

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

Value Added Tax

Rights are reserved to charge VAT on the rent, if so elected.

Viewing

Strictly and only by prior arrangement through the sole agents:

George and Company (Surveyors) Ltd

62 Regent Street
Rugby CV21 2PS

Tel: 01788 554455

Email: agency@georgeandcompany.co.uk

