

FOR SALE

26 Regent Place, Rugby CV21 2PN

Guide Price: £325,000

- Three storey period town house
- Town Centre location
- Extended to the ground floor and with gardens to rear.
- NIA: 170 sq m (1,832 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

Regent Place is situated on the periphery of the town centre retail area and historically formed part of the professional area of the town. A number of properties have now been returned to residential use as period town houses and some as houses in multiple occupation.

Description

The accommodation is provided over 3 floors, with a single storey addition. The space is currently used as offices.

Internal viewing is recommended to appreciate the property and grounds.

Accommodation

The accommodation briefly comprises:-

Ground Floor:	85.7 sq m	922 sq ft
First Floor:	60.3 sq m	649 sq ft
Second Floor	24.2 sq m	260 sq ft

Services

We understand that all mains 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

The energy efficiency rating is 125(E). A copy of the report is available on request.

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 £18,000.

Planning

We understand that the premises have planning permission for Class E (g) Office Use.

Tenure

The property is available Freehold and with vacant possession on completion.

Legal Costs

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

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

