



# TO LET

2 Bank Street, Rugby, CV21 2QE

Rent: Comprising from £4,000 pa exc

- Town Centre Basement Accommodation
- Ideal for storage or similar use
- NIA: 114.86 sq m (1,236 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](mailto:agency@georgeandcompany.co.uk)  
**Website:** [www.georgeandcompany.co.uk](http://www.georgeandcompany.co.uk)

Registered in England No. 7132697

 **George**  
& company  
chartered surveyors

  
**RICS**<sup>TM</sup>  
Regulated by RICS

## Location

The property is located in a courtyard off Bank Street in Rugby Town Centre; access is via a communal entrance, adjacent too this is Hills Gold Smiths and opposite is Lord's Electrical.

## Description

Forming the basement space of a mixed-use building which is split into several cellular rooms with a single W.C and hand basin.

## Accommodation

The accommodation briefly comprises:-

NIA: 114.86 sq m (1,236 sq ft)

## 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

An EPC has been requested and will be available on completion of a new lease.

## Business Rates

The rateable value in the 2023 Rating List is £2,000 and the rates payable for the year 2023/24 are £998.

## Planning

No defined use is registered for the property, previous uses have been for storage. Interested parties are advised to make their own enquiries at the Planning Department of Rugby Borough Council.

## Tenure

Available by way of a new effective Internal Repairing & Insuring lease on terms to be agreed, at a commencing rent of £2,000 per annum exclusive.

## Legal Costs

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

## Value Added Tax

The owner reserves the right to charge VAT on the rent, if so elected.

## Viewing

Strictly and only by prior arrangement through the sole agents:

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