



FOR SALE

Sheep Street, Rugby, CV21 3BX

Guide Price- £550,000

- Former Bank Premises
- Upper Floor Offices with Separate Access
- Upper Floor's Suitable Residential Conversion (STP)
- NIA: 386.59 sq m (4,161 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
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Registered in England No. 7132697

 **George**
& company
chartered surveyors


RICS
Regulated by RICS

Location

The property is situated towards the southern end of Sheep Street, near to Rugby School. Sheep Street forms part of the main pedestrianised retail area in Rugby Town Centre.

Rugby is situated 35 miles to the southeast of Birmingham, some 80 miles to the north of London. Junction 1 of the M6 is approximately 3 miles to the north and access to other major motorway road networks including M6, M1, M40 and A14 are within easy reach.

Description

The property comprises a four-storey inner terrace commercial building of traditional brick construction, with a pitched slate roof to the fore and bitumen covered flat roof to the rear.

The ground and first floor have recently been used as a banking hall, with the upper floors used as offices, which have their own access via a separate doorway adjacent to the main entrance.

The first, second and third floors would be suitable for residential conversion, subject to obtaining the correct planning consents.

Accommodation

The accommodation briefly comprises (NIA):-

Ground Floor	145.85 sq m	(1,570 sq ft)
First Floor	112.70 sq m	(1,213 sq ft)
Second Floor	75.40 sq m	(812 sq ft)
Third Floor	52.64 sq m	(567 sq ft)
Basement	TBC	

Services

We understand that all mains' services are connected to the premises or are available close by.

Interested parties are advised to make their own enquiries as to their condition.



Energy Performance Certificate

A EPC will be available prior to sale completion.

Business Rates

The rateable values in the 2023 Rating List total £22,100, split as ground & first floor £16,500 and second & third floor £5,600.

Planning

We understand that the premises have planning permission for Class E Use, but would suit alternative uses (subject to planning)

Tenure

Available for sale with vacant possession on a freehold basis

Price

Offers are invited with a guide price of £550,000.

Legal Costs

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

VAT

The property has been elected for VAT and will be charge on the purchase price at the prevailing rate.

Viewing

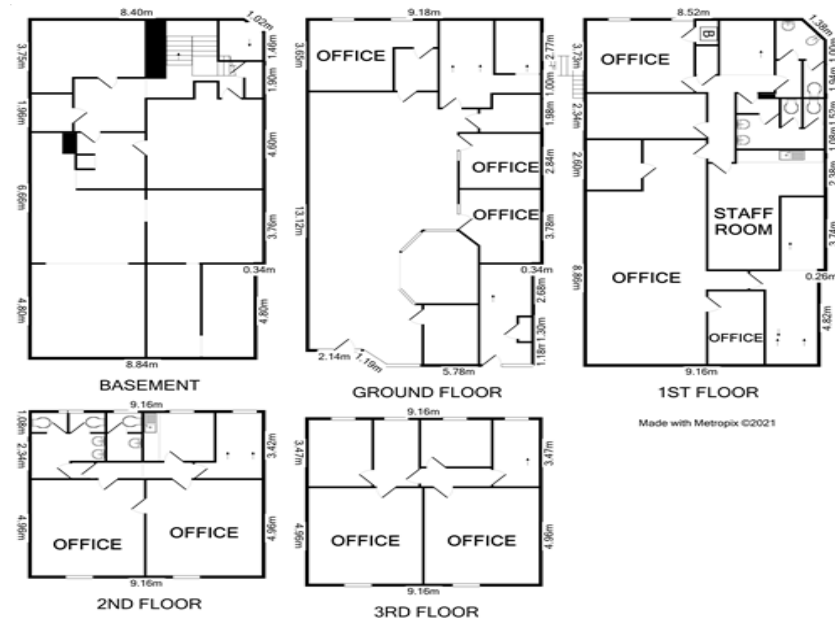
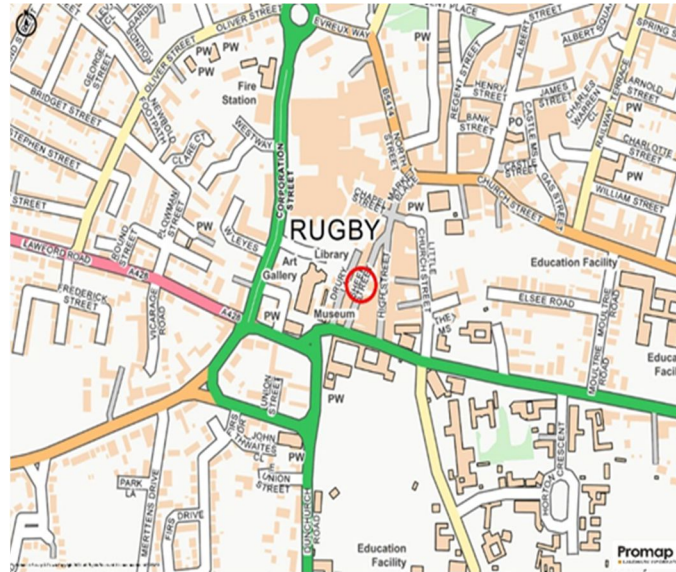
Strictly and only by prior arrangement through the sole agents:

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Rugby CV21 2PS

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