



TO LET

28-30 Lawford Road CV21 2DY

Rent: £16,000 per annum exclusive

- Multi use ground floor accommodation – Retail and Office
- Main Road Location
- Class E use
- NIA: 78.97 sq m (850 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


RICS
Regulated by RICS

Location

Fronting the A428 Lawford Road, opposite Kwik Fit and on the outskirts of the Rugby Town Centre. Rugby is a Market town in Warwickshire and is the second largest town in the county. It is located 23 miles north-west of Northampton and 13 miles south-east of Coventry

Description

Occupying the ground floor of a mid-terrace mixed use building, this self-contained property is undergoing refurbishment and can be used as either a retail shop or office accommodation, with the ability to split into two separate units if required. To understand the options available viewing is recommended.

Accommodation

The accommodation briefly comprises:-

Area 1	51.10 sq m	(550 sq ft)
WC		
Area 2	27.87 sq m	(300 sq ft)
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

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

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 £4,500. It is calculated on the property's previous use as a Public House and maybe subject to change. Interested parties are advised to make their own enquiries with Rugby Borough Council

Planning

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

Tenure

Available by way of a new effective Full Repairing & Insuring lease on terms to be agreed, at a rent of £16,000 per annum exclusive.

Legal Costs

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

Value Added Tax

The property is elected for tax and VAT will be charged at the prevailing rate.

Viewing

Strictly and only by prior arrangement through the sole agents:

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