



# TO LET

1 Craven Road, Rugby CV21 3JX

Rent Commencing from: £8,500 pa

- Ground Floor Office/Clinic Facility
- Class E: Commercial, Business & Service Use
- Onsite Parking
- NIA: 67.20 sq m (723 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

Located on the southwestern corner of the junction at Craven Road and Murray Road in Rugby. The property sits in the newly formed Market Quarter, which is a mix of residential and commercial occupiers, with the railway station (south) and the town centre (north) only a few minutes' walk away.

## Description

The demise occupies the ground floor area of a 1920's town house, benefitting from a rear car park with spaces for 4 vehicles. Previously used as a veterinary practice, this property could be used for a number of alternate uses subject to planning.

## Accommodation

The accommodation briefly comprises:-

Reception	22.80 sq m	(245 sq ft)
Room 1	07.50 sq m	( 81 sq ft)
Room 2	12.90 sq m	(139 sq ft)
Room 3	07.20 sq m	( 78 sq ft)
Room 4	08.00 sq m	( 86 sq ft)
Kitchen	07.00 sq m	( 75 sq ft)
Storage	01.60 sq m	( 17 sq ft)
Toilets		

## Services

We understand that all mains' services are available.

*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 energy performance certificate has been commissioned and will be available on completion of the 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 2017 Rating List is £5,300 and the rates payable from 1st April 2021 to 31st March 2022 are £2,713.60

## Planning

We understand that the premises have planning permission for Class E Commercial, Business & Service Use

## Tenure

The property is available by way of a new lease on terms to be agreed at a commencing rent of £8,500 per annum.

## Service Charge

A service charge will be levied to cover a proportion of the building insurance and maintenance.

## Legal Costs

Each party to be responsible for their own legal costs.

## Value Added Tax

The Landlord reserves the right to charge VAT at the prevailing rate if so elected.

## Viewing

Strictly and only by prior arrangement through the sole agents:

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