



TO LET

66 Church Street, Rugby CV21 3PT

Rent: £14,000 per annum exclusive

- Ground Floor Retail Unit
- Main Road Town Centre Location
- Class E use
- NIA: 106.92 sq m (1,151 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

The property occupies a highly prominent position adjacent to St Andrews Church on Church Street and is visible from the Albert Street and Regent Street junctions.

Description

The property comprises a ground floor lock up shop and basement providing excellent additional storage.

Accommodation

The accommodation briefly comprises:-

Sales area:	31.30 sq m	336 sq ft
Office 1	10.90 sq m	117 sq ft
Office 2:	08.70 sq m	93 sq ft
Office 3	25.30 sq m	272 sq ft
Basement	27.00 sq m	290 sq ft
Kitchen	03.30 sq m	35 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.

Business Rates

The rateable value in the 2017 Rating List is £13,000 and the rates payable for the year 2022/23 are £6,487.

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.

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 commencing rent of £12,000 per annum exclusive.

Service Charge

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

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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