



**TO LET**

**19 Regent Street, Rugby, CV21 2PE**

- First and Second Floor Office Suite
- Independent Quarter Town Centre Location
- Class E use
- NIA: 135.82 sq m (1,462 sq ft)

**Rent: Commencing from £6,000 per annum exclusive**

**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

Fronting Regent Street in the independent quarter of Rugby town centre which is a popular office and retail location.

## Description

An inner terrace traditionally built mixed use building, providing cellular office accommodation at first and second floor level..

## Accommodation

The accommodation briefly comprises:-

### First Floor

Office 1	46.52.sq m	501 sq ft
Office 2	18.77 sq m	202 sq ft
Kitchen	09.16 sq m	99 sq ft
WC		

### Second Floor

Office 3	17.93 sq m	193 sq ft
Office 4	18.32 sq m	197 sq ft
Office 5	25.13 sq m	270 sq ft
WC's		

## 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

Rated as C64

## Business Rates

The rateable value in the 2023 Rating List is £12,500 and the rates payable for the year 2023/24 are £6,237.50.

## 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 £6,000 per annum exclusive.

## Service Charge

A service charge is applicable to cover external repairs and communal services.

## 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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