



TO LET

47/48 Chapel Street, Rugby, CV21 3EB

Rent: £9,000 per annum exclusive

- First Floor Office Suite
- Town Centre Location
- Assignment Of Existing Lease
- NIA: 83.93 sq m (903 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


RICSTM
Regulated by RICS

Location

The office suite is located on the first floor of 47/48 Chapel Street, which is off Market Place in the heart of Rugby town centre. The offices are easily accessible from all Rugby's local amenities including the multi storey car parks, railway station and retail areas.

Description

The offices are accessed via a shared ground floor entrance fronting onto Chapel Street.

The first-floor suite provides self-contained accommodation as open plan space with three smaller offices. The suite has a carpet tiled floor, with painted plaster walls and ceilings and are lit by way of category 2 lighting.

Accommodation

The accommodation briefly comprises:-

Net internal area: 83.93 sq m (903 sq ft)
Kitchen
2 x WC's

Services

We understand that all mains 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

The energy efficiency rating is 64(C). A copy of the report is available on request.

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 £6,500 and the rates payable for the year 2020/21 are £3,243.50

Planning

We understand that the premises have planning permission for Class E Use.

Tenure

Available by way of a new equivalent full repairing and insuring lease (by way of a Service Charge) at a commencing rent of £9,000 per annum exclusive.

Service Charge

A service charge is applicable to cover communal areas and shared services. Further details are available on request.

Legal Costs

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

Value Added Tax

VAT will be charge on the rent at the prevailing rate.

Viewing

Strictly and only by prior arrangement through the sole agents:

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