



# TO LET

19 High Street, Rugby CV21 3BG

Rent Commencing from: £12,000 pa

- Ground Floor Retail Unit
- Town Centre Location
- Class E Use
- NIA: 81.90 sq m (882 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>™</sup>  
Regulated by RICS

## Location

The property is located in Rugby town centre, on the southern end of High Street, a popular pedestrianised retail location.

The prime retail pitch in Rugby is centred around the Market Square immediately to the north of the property. Rugby Central shopping centre is also to the north.

## Description

The property comprises a mid-terrace, timber framed retail unit with accommodation on the ground floor only. The sales area is split level with a mobility ramp allowing wheelchair access.

## Accommodation

The accommodation briefly comprises:-

Sales area	74.03 sq m	(796 sq ft)
Kitchenette	04.75 sq m	(51 sq ft)
W/C	03.21 sq m	(34 sq ft)

## Services

We understand that mains electricity, 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.*

## Planning

We understand that the property has consent under the uses class order for Class E commercial business and service use.

## Business Rates

The rateable value in the 2023 Rating List is £7,500 and the rates payable for the year 2024/25 are £3,742.50.

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.

## Energy Performance Certificate

The energy efficiency rating is 62(C). The EPC certificate expires 2031.

## Tenure

Available to let by way of a new full repairing and insuring sub-lease for a term of years to be agreed at a commencing rent of £12,000 per annum exclusive.

## Service Charge

We have been advised that a service charge is applicable on an Ad Hoc basis. Further details available on request.

## Legal Costs

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

## VAT

The property is not elected for tax. VAT will not be charged on the Rent.

## Viewing

Strictly and only by prior arrangement through the sole agents:

**George and Company (Surveyors) Ltd**  
62 Regent Street, Rugby CV21 2PS

Tel: 01788 554455

Email: [agency@georgeandcompany.co.uk](mailto:agency@georgeandcompany.co.uk)

