



TO LET

7 Lawrence Sheriff Street CV22 5EJ

Rent: £9,000 per annum exclusive

- Ground Floor Retail Premises
- Town Centre Location
- Class E use
- NIA: 42.11 sq m (453.31 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
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Website: www.georgeandcompany.co.uk

Registered in England No. 7132697

 **George**
& company
chartered surveyors


RICSTM
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Location

Nestled in the heart of Rugby, Lawrence Sheriff Street offers a prime location that combines the charm of historic surroundings with the convenience of modern living. This highly sought-after street is just moments from Rugby's vibrant town centre, providing an excellent range of shops, cafes, local amenities and mainline train station, all within walking distance. Perfectly positioned for both work and leisure, Lawrence Sheriff Street is a truly exceptional address in Rugby, ideal for those seeking a prestigious and well-connected location.

Description

The property comprises of a ground floor retail unit, of traditional construction, which benefits from basement storage.

Accommodation

The accommodation briefly comprises:-

Shop Floor	14.4 sq m	(155 sq ft)
Office	4.7 sq m	(50 sq ft)
WC		
Basement	23 sq m	(248 sq ft)

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

The property has an energy rating of 76 (D). The certificate expires April 2029.

Business Rates

The rateable value in the 2020 Rating List is £5,400.

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 rent of £9,000 per annum exclusive.

Legal Costs

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

Value Added Tax

The property is elected for VAT. The landlord reserves the right to charge VAT on the rent if so elected in future.

Viewing

Strictly and only by prior arrangement through the sole agents:

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Rugby CV21 2PS

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