



# FOR SALE

4-8 Craven Road, Rugby, CV21 3HY

Guide Price: £795,000

- Community Building with Accommodation over 3 Floors
- Open Plan Community Spaces to Ground & First Floor
- Commercial Kitchen Space to Ground Floor
- Would suite a range of uses (subject to planning)
- GIA circa 496 sq m (5,339 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

Situated between the town centre retail area and Rugby railway station, this property occupies a good sized site, accessed off Craven Road, close to the junction with Railway Terrace.

## Description

This substantial period property, with later extensions, offers large open plan spaces over 2 floors, along with ancillary spaces including commercial kitchen, meeting rooms etc.

The space is within 4, 6, & 8 Craven Road, with opportunity to re-separate for different uses.

## Accommodation

The accommodation briefly comprises: -  
Ground Floor: 261 sq m (2,809 sq ft)  
First Floor: 194 sq m (2,088 sq ft)  
Second Floor: 41 sq m (441 sq ft)

To the rear/side of the property is a good sized car parking area, with additional entrance from Bath Street.

## Services

We understand that mains gas, 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

A copy of the EPCs for the property will be 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

Please ask for further information in regard to rating of the property.

## Planning

We understand that the premises has planning permission for F1 (Learning & Non-residential Institutions) as a place for public worship or religious instruction.

## Tenure

The property is understood to be available Freehold and with Vacant possession on completion.

## Legal Costs

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

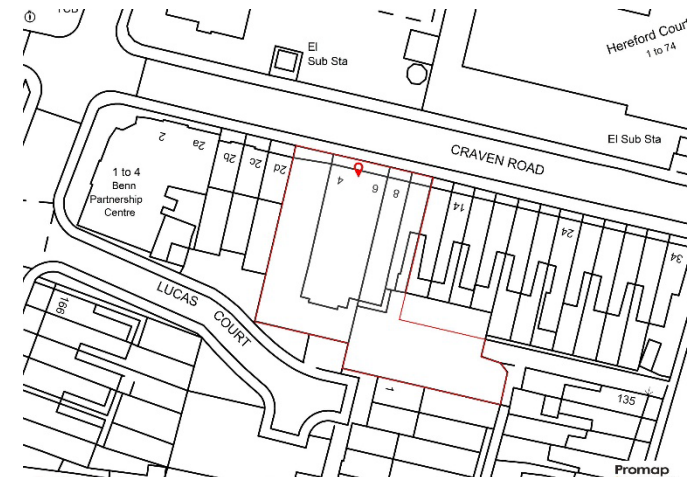
## Value Added Tax

The Landlord reserves the right to charge VAT at the prevailing rate if so elected.

## 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)



Plan for illustrative purposes only, boundaries to be confirmed.