



TO LET

32 Sheep Street, Rugby CV21 3BX

Guide Price: £9,000 per annum

- Town Centre Location
- Upper Floor Offices with Separate Access
- Affordable Opportunity
- NIA: 130.55 sq m (1,405 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 property is situated towards the southern end of Sheep Street, near to Rugby School. Sheep Street forms part of the main pedestrianised retail area in Rugby Town Centre. Rugby is situated 35 miles to the southeast of Birmingham, some 80 miles to the north of London. Junction 1 of the M6 is approximately 3 miles to the north and access to other major motorway road networks including M6, M1, M40 and A14 are within easy reach.

Description

The property comprises of a two-storey inner terrace office building of traditional brick and mortar construction. The offices benefit from separated access from the retail shop below.

Accommodation

The accommodation briefly comprises (NIA):-

Ground Floor Stairs		
First Floor 2x Offices	69.4 sq m	(747sq ft)
First Floor Storage	1.7 sq m	(19 sq ft)
Second Floor 2x WCs		
Second Floor 4x Offices	59.4 sq m	(640sq ft)

Services

We understand that all mains' services are connected to the premises or are available close by.

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.

Business Rates

The rateable value from the 2023 Rating List is £7,800. With the rates payable for 2024/2025 being £3,993.60.

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.

Planning

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

Energy Performance Certificate

More information about the property's EPC available on request.

Tenure

Available by way of a new Full Repairing & Insuring lease on terms to be agreed, at a guide price of £9,000 per annum exclusive.

Legal Costs

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

VAT

The property is not elected for VAT; however the landlord reserves the right to charge VAT if so elected.

Viewing

Strictly and only by prior arrangement through the sole agents:

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