



## DESCRIPTION

Day Centre Premises (D1 Use)

No 6 comprises a part two-storey, part single storey detached building and which has established use as a Day Centre under Class D1 of the Use Classes Order 1987 (As Amended). This would allow the premises to be used for community type uses such as place of worship, crèche, health centre, clinic, etc.

The accommodation is laid out on two floors and benefits from gas fired central heating throughout.

## LOCATION

Tom Brown Street is a predominantly residential area whilst only 1/2 mile east of Rugby town centre and 1/4 mile from Rugby Railway Station.

## TENURE

The property is available either as a Freehold or on a full repairing and insuring lease

### Accommodation

Total	875 Sq Ft	81.28 Sq M
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### Business Rates and Service Charge

Rateable Value 2017	£6,600 per annum
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## TERMS

Freehold £120,000 Leasehold £15,000 per annum

## EPC

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For more information, please contact:

**Richard Hardy**

024 7630 8903

richard.hardy@bromwichhardy.com

1 The Cobalt Centre  
Siskin Parkway East  
Middlemarch Business Park  
Coventry  
CV3 4PE

[www.bromwichhardy.com](http://www.bromwichhardy.com)



Misrepresentation Act 1967. Unfair Contract Terms 1977. The property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact

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