



TO LET

Ground Floor
40/41 High Street
Rugby, CV21 3BW



Rent £12,000 per annum exclusive

- Ground Floor Retail Premises
- A1 General Retail Use
- NIA: 43.80 Sq m (471 Sq ft)

VIEWING: By appointment with George and Company
Surveyors on 01788 554455.

Regulated by RICS

62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455 **Fax:** 01788 541187

Email: info@georgeandcompany.co.uk **Website:** www.georgeandcompany.co.uk

George and Company (Surveyors) Limited. Registered in England No. 7132697



Location

The property occupies a prominent position within a parade of retail units on the high street within the pedestrianised zone of Rugby town centre.

Nearby occupiers include Costa Coffee, Holland & Barrett, Edinburgh Woollen Mill and a number of other national occupiers.

Description

A grade II listed, mid-terrace building of traditional construction, with retail accommodation on the ground floor.

The building dates back to the beginning of the 19th Century and still retains the colour washed brickwork, welsh slated roof with cornice and stucco faced rusticated lintels under the sash windows. The modern shop front benefits from a double display frontage with window security shutters.

Accommodation

The accommodation briefly comprises:-

Ground Floor

Retail Area 43.80 Sq m (471 Sq ft)
WC

Services

We understand that all mains 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.

Business Rates

The property is currently assessed as a whole and will need to be split and revalued upon occupation.

Planning

We understand that the premises have planning permission for A1 General Retail Use.

Energy Performance Certificate

An EPC report has been requested and will be available from George and Company upon completion.

Tenure

The property is available by way of a new lease on terms to be agreed at a commencing rent of £12,000 per annum.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

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
62 Regent Street
Rugby
Warwickshire
CV21 2PS
Tel: 01788 554455
Fax: 01788 541187
Email: info@georgeandcompany.co.uk