



TO LET

**Lennards Chambers, 1 Regent Street,
Rugby CV21 2PE
Rent: £50,000 per annum exclusive**

- Landmark Town Centre Building
- Ground floor retail and basement storage
- Class E use
- NIA: 278.70 sq m (3,000 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

Lennards Chambers boasts an unrivalled position in Rugby town centre, on the corner of Church Street, Street and Regent Street. Directly opposite St Andrews Church and running parallel to Lloyds bank, the building forms one side of the gateway to Rugby's independent quarter.

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

Occupying the ground floor and basement area of an end of terrace mixed use building, this self-contained retail unit has recently been upgraded, with the previous use as an real estate business.

The layout consist of an open plan sales area, with raised sections to the rear, kitchen, WC's & basement.

Accommodation

The accommodation briefly comprises:-

Sales Area	144.80 sq m	(1, 559 sq ft)
Including Kitchen & WC's		
Basement	133.90 sq m	(1,441 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

An EPC has been requested and will be available on completion of a new lease.

Business Rates

The rateable value in the 2017 Rating List is £46,500 and the rates payable for the year 2022/23 are £23,203.50. Discounts to this figure maybe applicable.

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 commencing rent of £50,000 per annum exclusive.

Legal Costs

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

Value Added Tax

The owner reserves the right to charge VAT on the rent, if so elected.

Viewing

Strictly and only by prior arrangement through the sole agents:

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