



35 North Street, Rugby, CV21 2AL

***PRICE REDUCTION* RETAIL/LICENSED PREMISES**

Summary

Tenure	For Sale
Available Size	3,340 sq ft / 310.30 sq m
Price	Offers in the region of £495,000
Rateable Value	£11,500
EPC Rating	Upon enquiry

Key Points

- Prominent location
- Self-contained
- Grade II Listed
- Sui Generis

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Location

35 North Street is prominently located within the town centre, close to Rugby Central Shopping Centre and other local facilities and amenities. Nearby occupiers include Hinckley & Rugby Building Society, Barclays Bank, NatWest, Vena Restaurant, Greek Zante Street, Merkur Slots, The Windmill Inn and The Crown.

Description

The property is an impressive Grade II Listed building (list entry name “Rugby Club” on Historic England’s website) dating from the mid-19th Century and built in a modified Neoclassical style, having stucco elevations under a hipped Welsh slated roof with cornice and parapet.

Accommodation is provided on ground, first and basement floors with the main entrance having a 6 panel door and fanlight in rusticated round arch enclosed by Doric pilasters and entablature. Internally, there are a number of period features not least the area immediately inside the main entrance which has a fine colonnaded hall.

Accommodation

Description	sq ft	sq m
Ground Floor	1,259	116.96
First Floor	1,139	105.82
Basement	942	87.51
Total	3,340	310.29

Tenure

The property is being sold freehold with vacant possession.

Services

Mains electricity, water and drainage are connected.

Rating Assesment

The property is currently rated as 35 North Street: £11,500 (as of 30 June 2022).

EPC

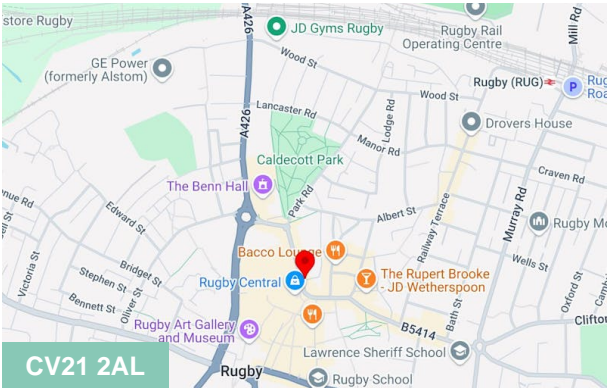
TBC.

VAT

VAT at the prevailing rate may be payable on the sale of the property unless otherwise stated.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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