

INVESTMENT FOR SALE

10 MARKET PLACE
RUGBY, CV21 3DU



TOWN CENTRE RETAIL UNIT

1,013 sq ft (94.19 sq m) (Approx. Net Internal Area)

- Offers based on £195,000 plus VAT
- Producing £8,000 per annum exclusive

LOCATION

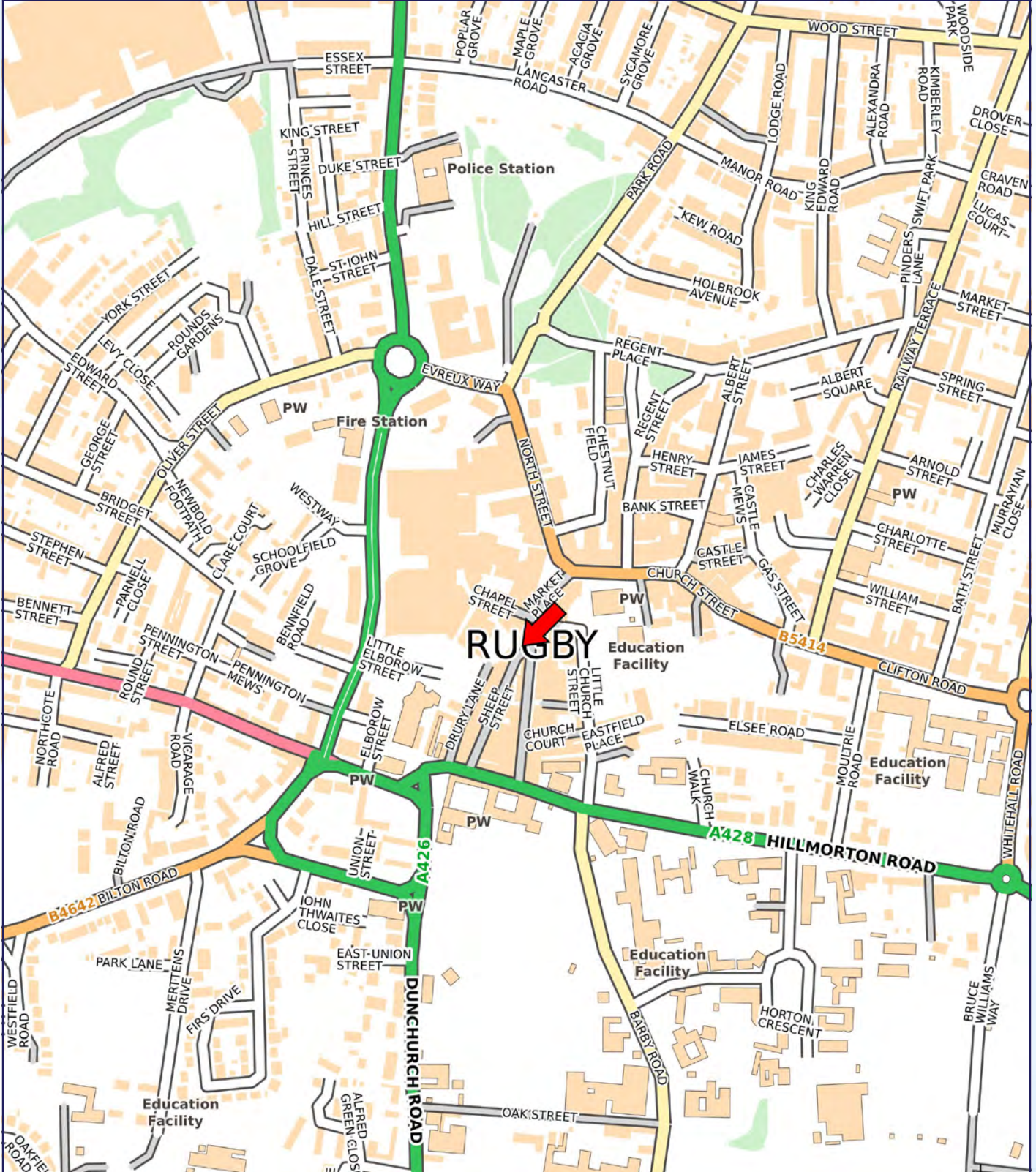
The property is located on Market Place, within Rugby town Centre's established pedestrianized retail zone.

Rugby is a market town located approximately 15 miles south east of Coventry and 30 miles Birmingham. The Town benefits from excellent road communications being within approximately 3 miles of Junction 1 of the M6 motorway.

DESCRIPTION

The property comprises a ground floor retail unit with office/storage space on the first and second floors.

POSTCODE: CV21 3DU



ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) giving the following approximate gross internal areas:

	SQ M	SQ FT
Ground Floor including retail unit, kitchenette and toilet	35.94	387
First floor office/ storeroom	29.13	313
Second Floor Storeroom	29.12	313
TOTAL Approx. Net Internal Area	94.19	1,013

PRICE

Offers based on £195,000 plus VAT.

TENANCY DETAILS

The property is let to Dead Good Tattoo Club Ltd for a term of five years from 29th April 2021. The annual rent is £8,000 per annum.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The purchaser is advised to obtain verification from their solicitor or surveyor.

EPC

Rating – D (29)

RATING ASSESSMENT

Shop & Premises:

Rateable Value (2017) - £12,750

LEGAL COSTS

Each party to pay their own costs in connection with the transaction.

VAT

We expect that the sale can be treated as a transfer of a going concern if both parties are registered for VAT.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: RA093 Date: 02/23

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

harrislamb
PROPERTY CONSULTANCY

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