



TO LET

13 High Street, Rugby CV21 3BG

Rent: £12,260 per annum exclusive

- Town Centre Retail Unit
- Class E Retail Use
- NIA: 61.82 sq m (665 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

The property is located in the pedestrianized area of Rugby Town Centre in a secondary trading location at the southern end of High Street.

The prime retail pitch in Rugby is centred around the Market Square immediately to the north of the property. Rugby Central shopping centre is also a short distance to the north.

Description

The property comprises a mid terrace retail unit with accommodation on ground floor only.

Accommodation

The accommodation briefly comprises:-

Sales Area: 61.82 sq m 665 sq ft
WC

Services

We understand that all mains services are connected to the premises or are available close by.

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 commissioned and will be available on completion of the lease.

Planning

We understand that the premises has planning permission for Class E Retail Use.

Business Rates

The rateable value in the 2017 Rating List is £9,800 and the rates payable for the year 2021/22 are £4,890.20

Tenure

Available by way of assignment of the existing lease, for a term of five years from 1st September 2019 at a passing rent of £12,260 per annum. Alternatively, a new lease could be agreed, subject to agreement of terms.

Service Charge

A service charge is applicable to cover communal services. Further details are available on request.

Legal Costs

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

Value Added Tax

VAT will not be charge on the rent.

Viewing

Strictly and only by prior arrangement through the sole agents:

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