



TO LET

5 Market Place, Rugby CV21 3DY

Rent: Price on Application

- Ground Floor Retail Unit
- Pedestrianised Town Centre Location
- Class E / Sui Generis use
- NIA: 233.80 sq m (2,512 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

Situated in the pedestrianised zone at the heart of Rugby town centre, on the junction of Market Place and Chapel Street. Nearby retailers include Asda, Boots opticians and Holland and Barratt.

Rugby is situated 35 miles to the south east 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

A former McDonalds restaurant with accommodation on ground floor only. Laid out mostly to open plan, the building would suit another restaurant, but could also accommodate other uses.

Accommodation

The accommodation briefly comprises:-

NIA: 233.80 sq m (2,512 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 will need reassessing on lease completion.

Planning

We understand that the premises has planning permission for Class E/Sui Generis use.

Tenure

Available by way of a new effective Full Repairing & Insuring lease by way of a service charge on terms to be agreed. Please contact us for further information.

Service Charge

To cover costs associated with the communal areas of the building.

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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