

OPENING DOORS SINCE 1843



Offering
Double Fronted E Class
Premises



Area
193.42 sq m (2082 sq ft)



Use
Newly Refurbished Space



Rent
£25,000 per annum



Parking
Available On Road

TO LET

191 -193 Railway Terrace, Rugby CV21 3HW

Location:

The subject property is located in a fully developed neighbourhood in an area of mixed residential and commercial development a short walk from Rugby town centre with frontage directly onto Railway Terrace close to its junction with Manor Road.

Limited on street parking is possible to the immediate road frontage and also on the neighbouring streets.

Description:

The property comprises newly refurbished and particularly spacious double fronted E use class business premises consisting of a main retail space with ancillary sales areas, various store rooms, kitchen and wc accommodation.

The premises are considered suitable for retail use, as offices, as a cafe, restaurant, for medical type uses, or as a personal training studio for example.

Early vacant possession is available.

Floor Area:

	AREA SQFT	AREA SQM
Retail Area	1,218.00	113.16
Ancillary Retail	454.00	42.18
Storage	410.00	38.09
TOTAL	2,082.00	193.42

Rateable Value:

To be reassessed.

Terms:

The premises are available on the basis of a new internal repairing and insuring lease for a term of years to be agreed but an initial 6 year lease is proposed with a 3 year rent review (a longer lease would be available if required) at a commencing rental of £25,000 per annum. The ingoing tenant will also be responsible for maintaining the retail shop front.

Services:

Mains, water, drainage and electricity are to be connected. No tests have been applied.

Service Charge:

As a fair and reasonable proportion of the costs incurred by the landlord in maintaining the structure of the building etc.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. VAT is not payable in this case.

Legal Costs:

Ingoing tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link: [Click here](#)

Other:

Viewing Arrangements:

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