



# TO LET

1 Pinder's Lane, Rugby CV21 2XU

**Rent: £16,500 per annum exclusive**

- Industrial Unit with Roller Shutters
- Parking spaces
- Class B Use
- GIA: 153.98 sq. m (1647 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](mailto:agency@georgeandcompany.co.uk)

**Website:** [www.georgeandcompany.co.uk](http://www.georgeandcompany.co.uk)

Registered in England No. 7132697



## Location

The property is located on Pinders Lane, near to the junction with Railway Terrace and Albert Street. Offering easy access to the town centre, local amenities and the railway station.

## Description

A retail shop occupying part of the ground floor of a mixed-use building.

The open plan sales area is uniquely shaped, benefitting from laminate flooring and gas radiator heating.

There is additional basement storage and one allocated vehicle parking spot to the rear of the building.

## Accommodation

The accommodation briefly comprises:-

Workshop and WC: 152.98 sq m (1646.7 sq ft)

## Services

We understand that mains electricity, water and drainage services are connected to the premises.

*Interested parties are advised to make their own enquiries as to their condition.*

## Energy Performance Certificate

The energy efficiency rating is 76(D). A copy of the report is available on request.

## Business Rates

Interested parties to make their own enquiries on <https://www.gov.uk/find-business-rates>.

## Planning

We understand that the premises have planning permission for Class B use.

## Tenure

Available to let by way of a new full repairing and insuring for a term of years to be agreed at a commencing rent of £16,500 per annum.

## Service Charge

A service charge will be applicable to cover maintenance and services of the communal areas of the estate. Further details available on request.

## Legal Costs

The ingoing tenant will be responsible for the landlords fees.

## VAT

The Landlord reserves the right to charge VAT at the prevailing rate if so elected.

## Viewing

Strictly and only by prior arrangement through the sole agents:

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