



FOR SALE/TO LET

**HOWKINS &
HARRISON**

OPEN STORAGE SITE SUITABLE FOR A VARIETY OF USES

21 Somers Road, Rugby, CV22 7DG

Guide Price £250,000 Freehold STC or £15,000 PAX

- Potential for Planning for the Erection of an Industrial Building
- Situated on a Popular Secondary Industrial Estate to the West of Rugby Town Centre
- Currently Operating as a Car Park
- Fully Serviced Site and Enclosed by Steel Palisade Fencing
- Available To Let or For Sale on Terms to be Negotiated.

Location

The site is situated on Somers Road, a popular secondary industrial estate to the top of Rugby Town Centre. Located just off the A4071 which leads south to the A45 and links with the A426 to the north of Rugby connecting with the M6 and beyond to the M1 and A14.

Rugby is an expanding market town situated close to the East/West Midlands border and strategically located for a number of major routes including the M1 Motorway at Junction 18, the M6 motorway at Junction 1 and the A5. There is also quick and easy access to the A14 which leads to the east coast ports. Rugby is a bustling town with an increasing population currently in excess of 100,000 and sits within striking distance of Coventry to the west and Northamptonshire and Leicestershire to the east and north respectively. Rugby's main Central Shopping Centre is surrounded by the retail areas of the town and there are a number of major outlying industrial estates and a new retail park at Elliott's Field on the Leicester Road to the north of the town centre. Rugby town is also credited with being the birthplace of Rugby Football Union.

Accommodation

An open storage site approaching ½ an acre. Formally used for the parking of vehicles but with potential for other uses including self storage or for the construction of a new industrial unit or units subject to the usual local planning authority consents.

There are service connections to the site and it is also surrounded by secure palisade steel fencing.

Price

For Sale at £250,000 Freehold STC or To Let at £15,000 Per Annum Exclusive.

Planning

The site benefits from a sui generis use.

Tenure

The site is available Freehold or Leasehold on terms to be agreed.

Services

Mains services are connected to the site.

Outgoings

The site is not currently rated for business rates purposes.

Viewings

Strictly by prior appointment with sole agents Howkins & Harrison LLP on 01788 564 678.

Please contact: David Grove

Email: (david.grove@howkinsandharrison.co.uk)

Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire, CV21 2RX

Telephone 01788 564678
Email commercial@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



