



HOWKINS &  
HARRISON

To Let Town Centre Retail / Office Unit

5 Sheep Street, Rugby CV21 3BU

Freehold Offers invited in the region of £95,000

- Flexible accommodation suitable for either retail or small office
- Town Centre location
- Easy access to the surrounding car parking
- Easy access to the Town Centre amenities
- Refurbished accommodation to include a new roof

Flexible, refurbished accommodation with a new roof, suitable for either retail or small office in a town Centre location with easy access to the surrounding car parking & town centre amenities.

## Description

The property comprises a two storey brick built unit surmounted by a newly replaced pitched tiled roof. The accommodation is laid out over ground and first floors.

Accommodation	SQ.M	SQ.FT
Ground Floor	10.12	109
First Floor	10.26	110
Total NIA	20.38	219

The property comprises a newly refurbished building having timber framed shopfront, tiled floor and painted plaster walls and ceiling with power points and usb sockets.

First Floor comprises laminate flooring with painted plaster walls and ceiling to include velux roof light having a separate w.c. and wash hand basin including a kitchenette comprising base unit and worktop.

This ground floor retail unit is situated on Sheep Street, on the right hand side, being used by the Charity DAPP.

Rugby is an expanding market town situated close 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 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 Elliot's Field on Leicester Road to the north of the town centre. Rugby town is also credited with being the birth place of Rugby Football Union.

## Price

Freehold offers invited in the region of £95,000. Howkins & Harrison LLP stipulate that all prices and rents are stated exclusive of VAT whether or not payable.

## Tenure

Freehold with vacant possession.

## Utilities

We are advised that main services are connected to the property to include electricity, mains water, gas and drainage.

## Service Charge

Not Applicable

## Business Rates

Our investigations have revealed that the property has a rateable value of £7,000 with effect from 1<sup>st</sup> April 2017.

The property therefore qualifies for 100% business rates relief and Rugby Bid relief on the assumption that the purchaser/occupier qualifies for the same.

## EPC

The EPC Rating is E104 valid until August 2029.

## Deposit

TBC

## Planning

We understand that the property has planning permission for an A1 or 'E' Use Class. We recommend interested parties make their own enquiries to the planning department at Rugby Borough Council on 01788 533533.

## 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

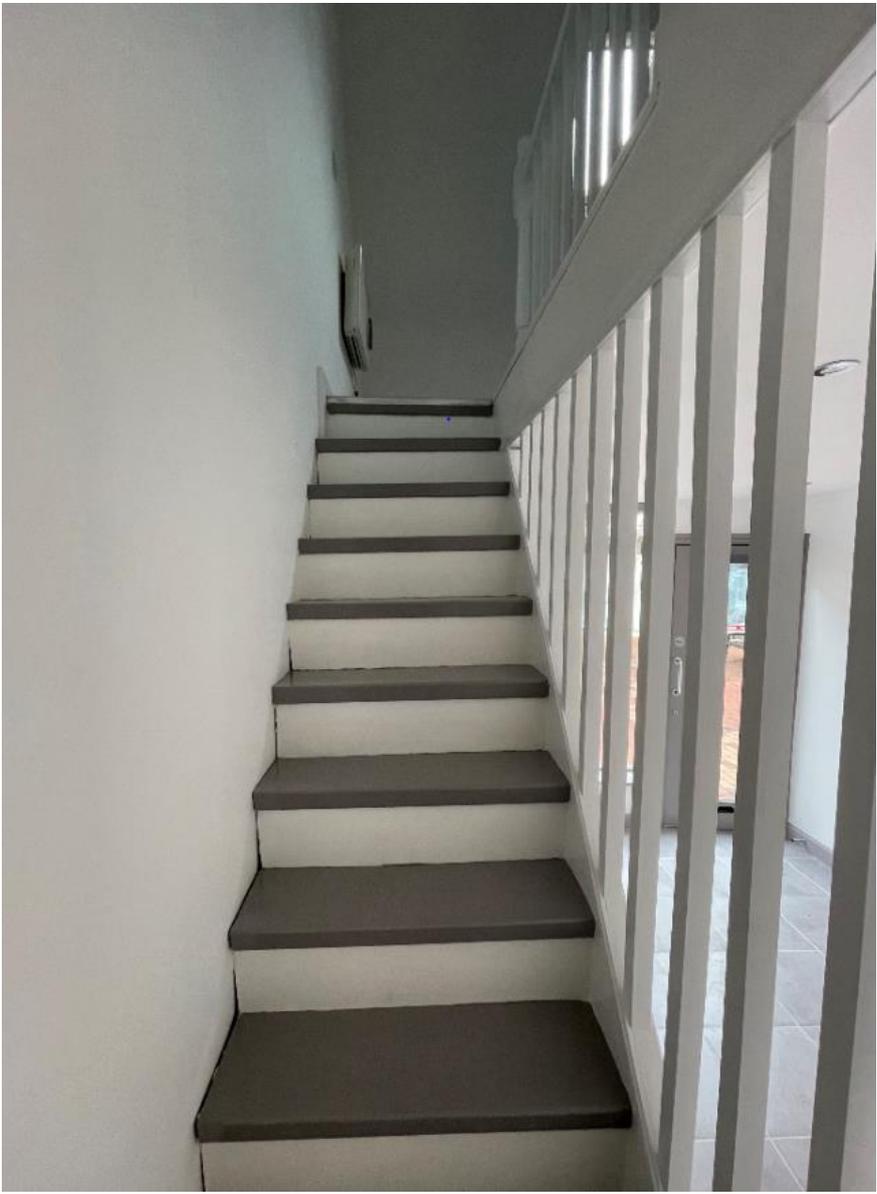
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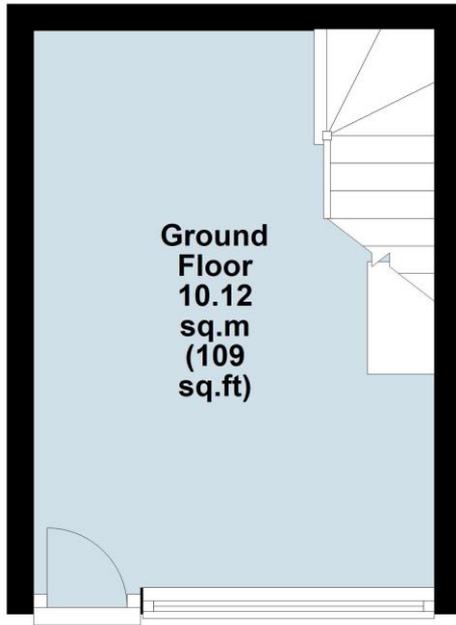
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there 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.







## Ground Floor



## First Floor

