

## FOR SALE

4-5 Lawrence Sheriff Street  
Rugby, CV22 5EJ



**Guide Price: £395,000**

- Residential Investment
- 5 x 1 Bedroom Flats
- Generating circa £28,850 pa

**VIEWING:** By appointment with George and Company  
Surveyors on 01788 554455.

Regulated by RICS

62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455 Fax: 01788 541187

Email: [info@georgeandcompany.co.uk](mailto:info@georgeandcompany.co.uk) Website: [www.georgeandcompany.co.uk](http://www.georgeandcompany.co.uk)

George and Company (Surveyors) Limited. Registered in England No. 7132697

## **Location**

The property is situated on the A428 fronting Lawrence Sheriff Street and opposite Rugby School on one of Rugby's main thoroughfares. All Rugby's local amenities, including the town centre shopping area, are available close by.

## **Description**

The demise is the upper floors of a 3 storey double fronted terraced building of traditional construction, comprising of 5no. flats.

## **Accommodation**

The accommodation briefly comprises:-

Flat 1	28.35 sq m	(305 sq ft)
Flat 2	28.35 sq m	(305 sq ft)
Flat 3	46.21 sq m	(497 sq ft)
Flat 4	43.65 sq m	(469 sq ft)
Flat 5	40.22 sq m	(432 sq ft)

## **Services**

We understand that all mains 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.*

## **Council Tax**

Each flat falls within council tax band A (£1,094.18)

## **Energy Performance Certificate**

An EPC report is available for each of the flats on request.

## **Service Charge**

A service charge is payable which includes all utility costs. Further details are available upon request.

## **Tenure**

The property is available for sale, on a long leasehold basis on a new 125 year lease, subject to the existing tenancies. All the flats are let on assured shorthold tenancies totalling £2,404 pcm, producing an overall income of circa £28,850 per annum.

## **Price**

Offers are invited with a guide price of £395,000

## **Legal Costs**

Each party to be responsible for their own legal costs.

## **VAT**

It is understood that the property has not been elected for VAT and therefore VAT will not be charged on the rent.

## **Viewing**

Strictly and only by prior arrangement through the joint letting agents:

George and Company  
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Rugby  
Warwickshire  
CV21 2PS  
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F: 01788 541187  
E:info@georgeandcompany.co.uk