HOWKINS & HARRISON

TO LET

Lock-up Retail Unit with First Floor Storage
2 Central Buildings, Railway Terrace, Rugby, CV21 3EL

£5,000 PAX

- Total Approx NIA 64.07 sq.m. (689 sq. ft.)
- Well located between Rugby Town Centre and Clifton Road
- Good levels of Public Parking in Close Proximity

Location

The property is located on Railway Terrace near the junction with Clifton Road, being a well established retailing parade. The property is within walking distance of Rugby Town Centre and benefits from good levels of local footfall and with public parking in close proximity.

Accommodation

The property comprises a lock-up retail unit with first floor storage. Internally the property benefits from laminate flooring and w.c./kitchenette facilities to the rear. Access to the first floor storage area is within the ground floor area.

The property has been measured in accordance with the RICS Measuring Practice and provides the following NIA:

Accommodation	SQ.M	SQ.FT
Ground floor sales	34.6	372
First floor storage	29.47	317
Total NIA	**64.07**	**689**

Rental

£5,000 pax

Planning

We understand that the property has planning permission for A1 use.

Tenure

The whole property is available To Let by way of a new Full Repairing and Insuring Lease for a term to be agreed. The lease shall be excluded from the Landlord & Tenant Act 1954.

Services

We are advised that all main services are connected to the property, including mains water, drainage and electricity and confirm that the Tenant will be responsible for the payment of all services from the date of access.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins & Harrison LLP.

Business Rates

Under the Rating List, the Property is currently assessed at an RV of £6,100 effective 1st April 2017. The unit therefore qualifies for 100% Business Rates Relief.

EPC

The property has a current and valid EPC and falls within Band E121.

VAT

Howkins & Harrison LLP stipulate that all prices and rents are stated exclusive of VAT whether or not payable.

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)

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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.