



# TO LET

**35 Sheep Street, Rugby CV21 3BX**

**Rent: £12,000 per annum exclusive**

- Ground Floor Retail Unit
- Pedestrianised Town Centre Location
- Class E use
- NIA: 41.62 sq m (448 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

 **George**  
& company  
chartered surveyors

  
**RICS**<sup>TM</sup>  
Regulated by RICS

## Location

Situated in the pedestrianised zone at the heart of Rugby town centre fronting Sheep Street and backing onto Drury Lane. Nearby retailers include Asda, Boots opticians and Holland and Barratt.

## Description

Occupying the ground floor of a mid-terrace mixed use building, this self-contained retail use has recently been upgraded, with previous uses as a hair salon and charity shop.

The layout consist of an open plan sales area, small kitchen, WC & basement.

## Accommodation

The accommodation briefly comprises:-

Sales Area	41.60 sq m	(448 sq ft)
Kitchen		
WC		
Basement	19.10 sq m	(206 sq ft)

## Services

We understand that mains electric, water and drainage 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.*

## Energy Performance Certificate

An EPC has been requested and will be available on completion of a new lease.

## Business Rates

The rateable value in the 2017 Rating List is £12,250 and the rates payable for the year 2022/23 are £6,112.75

## Planning

We understand that the premises have planning permission for Class E Use.

## Tenure

Available by way of a new effective Full Repairing & Insuring lease on terms to be agreed, at a commencing rent of £12,000 per annum exclusive.

## Legal Costs

Each party will be responsible for their own legal costs in the transaction.

## Value Added Tax

VAT will not be charged on the rent,

## Viewing

Strictly and only by prior arrangement through the sole agents:

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