



For Sale

46-48 Cambridge Street, CV21 3NQ

Sale Price: £750,000 Exclusive of VAT

- Church Building and an Accompanying Victorian Terrace
- Potential For Development (STP)
- Class F1 Community Use and Class E(g) Office Use
- NIA: 714.1 sq m (7,687 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

Website: www.georgeandcompany.co.uk

Registered in England No. 7132697

 **George**
& company
chartered surveyors


RICSTM
Regulated by RICS

Location

The property is located on Cambridge Street in a mixed-use area of Rugby. Surrounding occupiers primarily consist of residential properties, along with a range of local businesses and community facilities. The area benefits from good access to amenities, including nearby shops, schools, and public transport links. Parking is available on the surrounding streets.

Description

The property comprises a church building and an adjoining residential property. The church is of traditional construction with a pitched roof and features a large, arched windowed frontage with a recessed entrance. Internally, the church offers an open-plan hall with high ceilings, retaining many of its original architectural details. Additional rooms provide office or meeting space, along with welfare facilities and ancillary storage.

Adjacent to the church, the residential property is a two-storey terrace of traditional brick construction. The space is currently being used as an office with multiple rooms. The property benefits from a private courtyard to the rear.

Accommodation

The accommodation briefly comprises: -

Community spaces:	619.3 sq m (6,666 sq ft)
Office spaces:	94.8 sq m (1,020 sq ft)
Total site area:	1182 sq m (12,723 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.

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.

Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Business Rates

The rateable value in the 2017 Rating List is £25,250 with the rates payable for the year 2021/22 are £21,298.

Planning

We understand that the premises have planning permission for Class E(g) Office Use.

Tenure

The property will be sold freehold and with vacant possession

Energy Performance Certificate

Information available on request

Legal Costs

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

VAT

The Landlord reserves the right to charge VAT at the prevailing rate if so elected.

Viewing

Strictly and only by prior arrangement through the sole agents:

George and Company (Surveyors) Ltd

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Rugby CV21 2PS

Tel: 01788 554455

Email: agency@georgeandcompany.co.uk



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