



FOR SALE

16 & 17 Church Street, Rugby, CV21 3PU

Guide Price: £1,495,000 Freehold

- Licenced HMO Investment Property with 19 bedrooms a Self-Contained Flat and Ground Floor Commercial Units
 - Prominent Town Centre Location
 - Sui Gennaris Use
 - Approximately £165,000 Gross Annual Income
- 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


RICS
Regulated by RICS

Location

The property occupies a prominent position on the corner of Church Street and Albert Street, Rugby. Church Street is the main arterial road through Rugby town centre. Nearby businesses include retail, banking and leisure along with parking facilities.

The property is located 0.7 miles from Rugby Railway Station.

Description

The property is thought to originally date from the late 18th Century and comprises first and second floor HMO Licenced premises with a ground floor and basement premises leased out for 999 years at a peppercorn rent.

There is an opportunity to reincorporate the long lease of part of the ground floor and basement into the freehold for an added cost subject to further negotiations.

Accommodation

The accommodation briefly comprises (GIA): -

Entrance lobby, Various Bedrooms and Living accommodation and Commercial Units:

876 sq. m (9430 sq. ft)

Business Rates & Council Tax

The rateable value in the 2026 Rating list are detailed below:

16 Church Street:

Office 1: £2,350 Office 2: £3,750

Office 3: £1,425 Void Offices: £4,400

17 Church Street: £34,750

Services

We understand that mains water, gas, electricity and drainage are connected to the property or available nearby.

Planning

The property is understood to have Sui Gennaris use and benefits from an active HMO licence.

Energy Performance Certificate

The property has an energy efficiency rating of 91 (D)

Occupations

The property is let in several parts to a range of occupants and generates an approximate gross annual income of £165,000. A tenancy schedule can be made available upon request.

Price

Offers are invited for the freehold interest at a Guide Price of £1,495,000.

Legal Costs

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

VAT

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

Viewing

Strictly and only by prior arrangement through the sole agents:

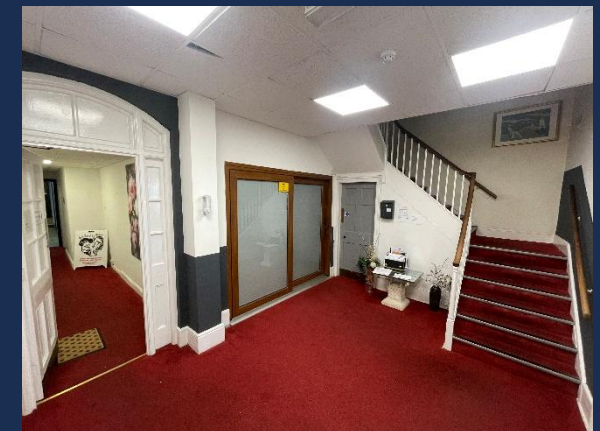
George and Company (Surveyors) Ltd

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Rugby CV21 2PS

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Amended

SECOND FLOOR:

ROOM TYPES	TOTALS	RBC STANDARDS	PROVISION
Double Bedroom	4 no. doubles (8 no. people)	Mk. 15m ² per double room	Bedroom areas range from 12.5m ² to 17.5m ²
Single Bedroom	3 no. singles (3 no. people)	Mk. 6.5m ² per single room	Single Bedrooms areas either 5.0m ² or 10.0m ²
Bathroom containing WC	2 no.		Mk. standard to meet
Separate Kitchen	2 no.	Combined mk. area requirement for 2 no. Kitchens & 10.0m ² provided	Combined area of 21.0m ² provided
Separate Communal Room	2 no.	2 no. Communal Rooms recommended by Planning Dept.	2 no. Large Communal Rooms provided. Required standard to meet

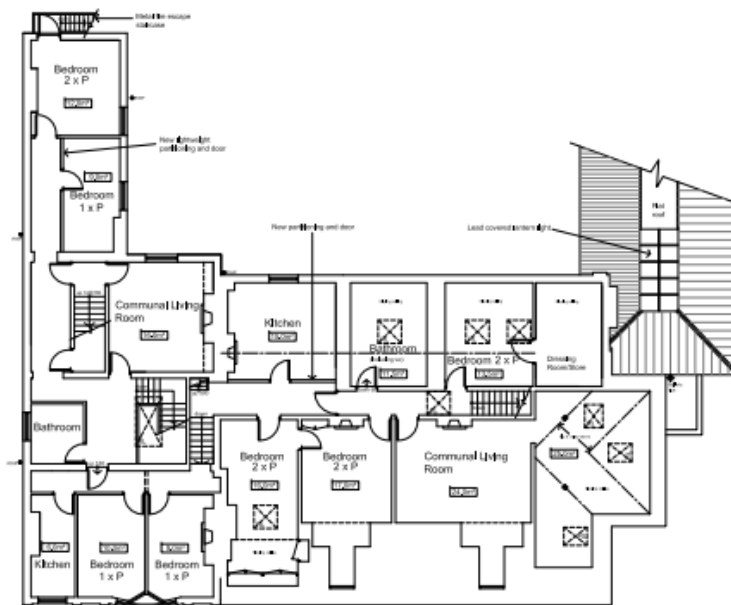
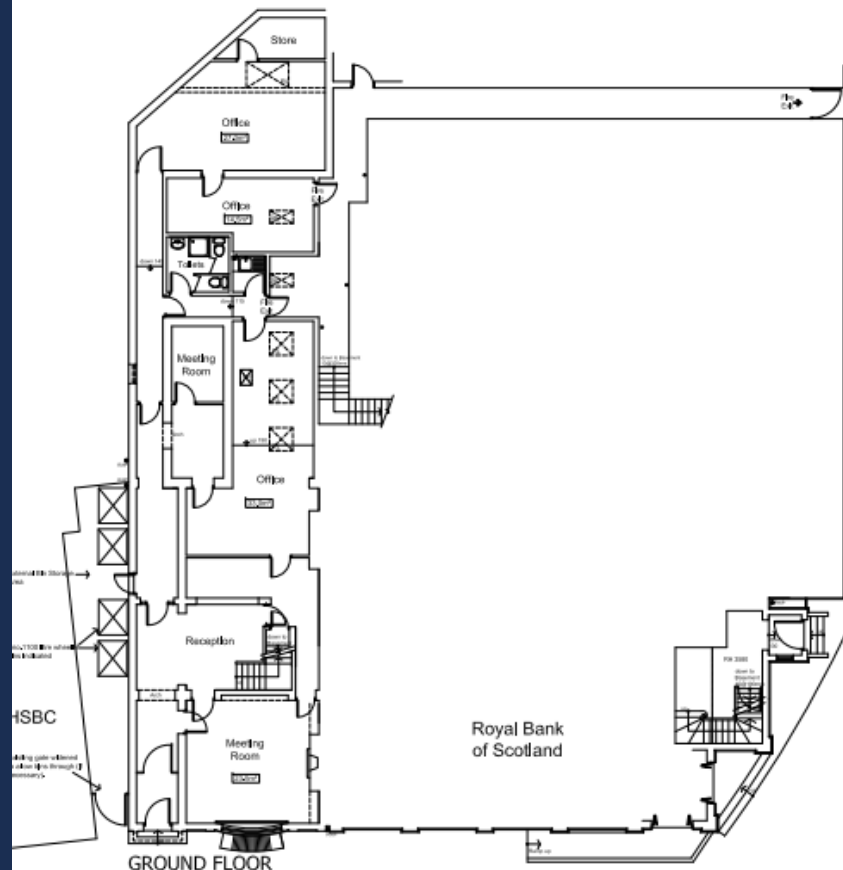
FIRST FLOOR:

ROOM TYPES	TOTALS	RBC STANDARDS	PROVISION
Double Bedroom	7 no. doubles (14 no. people)	Mk. 15m ² per double room	Bedroom areas range from 12.5m ² to 17.5m ²
Single Bedroom	4 no. singles (4 no. people)	Mk. 6.5m ² per single room	All Single Bedrooms mk. 6.5m ²
Bathroom containing WC	4 no.		Mk. standard to meet
Separate Kitchen	3 no.	Combined mk. area requirement for 3 no. Kitchens & 10.0m ² provided	Combined area of 34.0m ² provided
Separate Communal Room	2 no.	2 no. Communal Rooms recommended by Planning Dept.	2 no. Large Communal Rooms provided. Required standard to meet

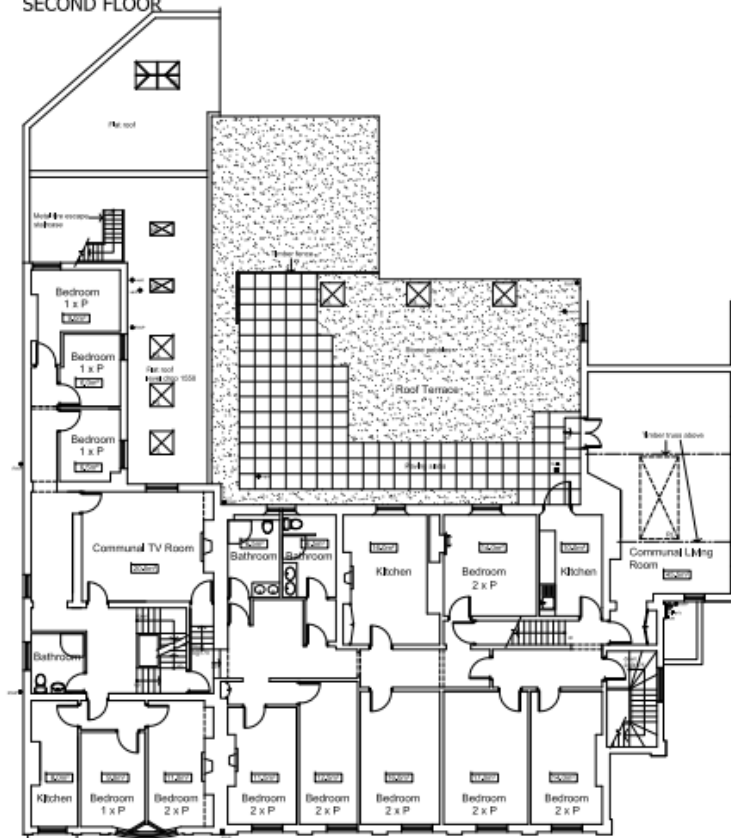
TOTALS OVER BOTH FLOORS (First & Second)

Maximum no. of occupants	28
Double Bedrooms	11
Single Bedrooms	7
Separate Bathrooms	6
Separate Kitchens	5
Separate Communal Rooms	4

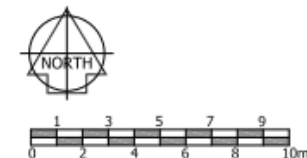
SCHEDULE OF ACCOMMODATION



SECOND FLOOR



FIRST FLOOR



18/07/09, 15/08/09 revisions to room functions and Schedule A22, 12, 15 circular minor revisions, room areas and accomm. schedule added.
Revised:
 CHANGE OF USE PLANNING APPLICATION
 at: Nos. 16 & 17 CHURCH STREET, RUGBY
 for: MRS. GILLIAN LARNER

PROPOSED ROOM DESIGNATIONS
 (Including floor areas)

www.hb-architects.co.uk
 Email: info@hb-architects.co.uk



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- CDM/C

Drawn	CC
Date	Nov 2005
Scale	1:100 @ A1
Proj No.	105.12.098

