



To Let

**Ground Floor and Basement at 17
Church Street, Rugby CV21 3PU**

Price On Application

- Ground Floor Commercial Unit With Ancillary Basement Storage
- Prominent Town Centre Location
- Restaurant Premises
- Approximately 3642 Sq. ft GIA

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



RICS
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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 available accommodation comprises a ground floor retail unit, which is part of a three-storey mixed use building. The building offers both main road presence with an attractive frontage and a good-sized single floor space. The premises is also suitable for a range of other potential uses, subject to the relevant planning permissions;

- Shop
- Restaurant or Café
- Office
- Gym or Indoor Sports and Recreation
- Day Nursery, Day Centre, Health Centre or Health Clinic.

Accommodation

The accommodation briefly comprises (GIA): -

Ground Floor:	338.35 sq m	3,642 sq ft
Basement	Unmeasured	

Business Rates & Council Tax

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

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 planning permission for Class E(b) and ancillary office space Class E(c) and a yoga studio Class E(d) together with occasional outdoor seating.

Energy Performance Certificate

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

Tenure

Available by way of a new effective Full Repairing and Insuring basis on a commencing rent of per annum exclusive. Other terms to be agreed.

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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Indicative Floor Plan

This floor plan should only be used for illustrative purposes and should not be relied upon for any other purpose.



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.

