



# FOR SALE

6a Drury Lane, Rugby, CV21 3DA

Guide Price - £139,000 Freehold

- Freehold Retail/Office Unit, recently used as a pizza takeaway
- Located in Rugby Town Centre
- GIA: 50 sq m (538 sq ft) over 2 floors
- May suit Residential Conversion, subject to planning

**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)

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Registered in England No. 7132697

 **George**  
& company  
chartered surveyors

  
**RICS**  
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## Location

Drury Lane is located off Lawrence Sherriff St, close to Rugby School. Access is off a shared drive from Drury Lane.

Rugby is situated 35 miles to the south east of Birmingham, some 80 miles to the north of London. Junction 1 of the M6 is approximately 3 miles to the north and access to other major motorway road networks including M6, M1, M40 and A14 are within easy reach. Rail services to London Euston are now available in approximately 45 minutes.

## Description

The property comprises a two storey attached building with brickwork external walling under a pitched and tile covered roof. The building is set back from the drive, providing some amenity space/patio to the frontage and has a balcony to the first floor.

Internally, the property has a kitchen and ground floor WC along with retail space. The upper floor is currently utilised as a preparation area, but has historically been used as both retail space and office spaces.

## Accommodation

The accommodation briefly comprises (GIA): -

The Gross Internal Area is -

|                                             |                      |
|---------------------------------------------|----------------------|
| Ground Floor<br><i>Inc Kitchen &amp; WC</i> | 27 sq m ( 290 sq ft) |
| First Floor                                 | 23 sq m ( 248 sq ft) |

## Business Rates

The rateable value in the 2026 Rating list is £4,100

## Services

We understand that mains' services are available. Prospective purchasers should make their own enquiries regarding provision of services to the site.

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.

## Planning

Prospective purchasers should make their own enquires with regard to planning for their intended use. The site will be available with vacant possession and has most recently been used as a pizza takeaway. Historic uses include retail and as a tattoo studio.

Conversion to residential may be possible with very little physical alteration, although planning consent may be required, although it is understood to have been granted historically.

The local authority will be Rugby Borough Council.

## Energy Performance Certificate

An EPC has been ordered and will be available from the agent on request.

## Price

Offers are invited for the freehold interest with vacant possession at a Guide Price of £139,000.

## 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:

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62 Regent Street  
Rugby CV21 2PS

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