



To Let - Retail Space
5 Albert Street, Rugby, Warwickshire, CV21 2RX

HOWKINS &
HARRISON

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Prime ground floor retail unit with large basement and storage unit. Constructed beige stone featuring teal blue shop front with an arched window display.

NIA: 1248 sq.ft. (116 sqm)

To Let for £13,900 per annum

Features

- Strategic location and excellent access
- Close to the M1 with direct links to London and other major cities
- Attractive sales area with glass frontage
- Circa 1300 sq ft (116sq m) of retail space
- Established nearby occupiers including Morrisons

Location

Situated at the heart of Rugby town, in direct sight of commercial offices and residential streets. The property is 0.5 miles from Rugby railway station offering direct services to London, Birmingham and many other major cities. Rugby is a growing city with lots of new residential developments happening and being an industrial hub which attracts a lot of workers.



EPC

To be confirmed.

Tenure

The building is available on a new lease.

Anti Money Laundering Regulations

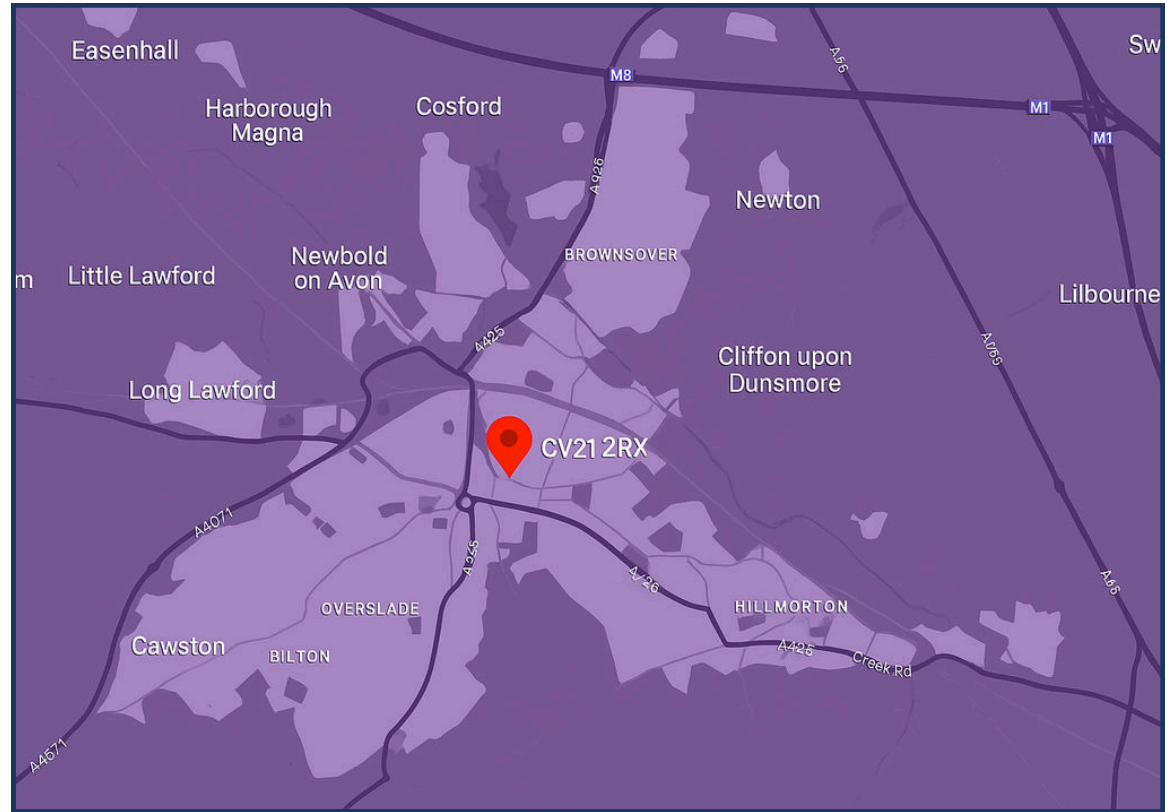
We are required under due diligence, as set up under HRMC, to take a full identification (e.g. photo ID and recent utility bill as proof of address) of a potential purchaser prior to accepting an offer on a property.

Description	SQ Metres	SQ Feet
Ground floor retail Zone A	34.6	372
Ground floor retail Zone B	4.6	49
Ground floor office	3.4	36
Ground floor internal storage	4.7	50
Basement floor internal storage	69.1	743
Total Unit	116.4	

Viewing

Strictly by prior appointment with sole agents Howkins & Harrison LLP.

Please contact Jacques on 01788 564675 or Jacques.Pokarou@howkinsandharrison.co.uk



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



CONTACT US

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