



For Sale

Light Industrial Premises

Unit 1, 180 Wood Street, Rugby, Warwickshire, CV21 2TS

HOWKINS &
HARRISON

Unit 1, 180 Wood Street, Rugby, Warwickshire, CV21 2TS

A light industrial commercial property with offices, workshop and parking area close to the centre of Rugby town.

GIA: 293.70 sq.m / 3,162 sq.ft

Guide Price

Available for £399,000 + VAT

Freehold with Vacant Possession upon completion.

'Goodwill of the Business' and Fixtures & Fittings - Available By Negotiation

Property Highlights

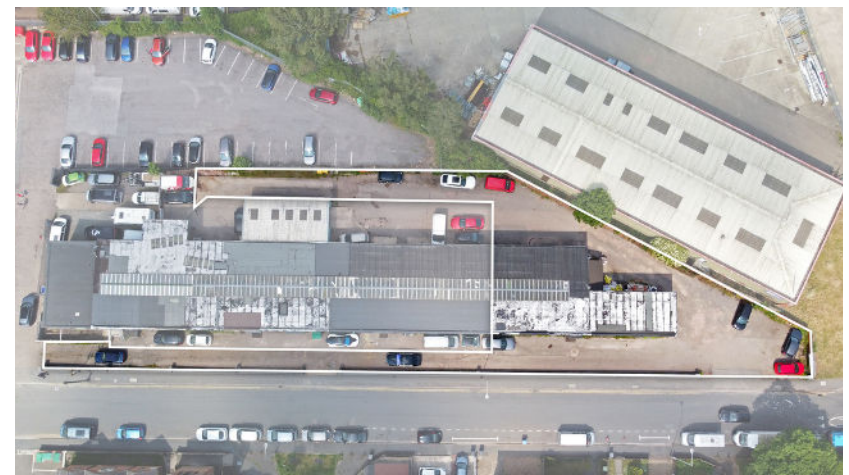
- Strategic 'Golden Triangle' location and excellent access
- Workshops, Office and Parking Area.
- Close proximity to Rugby mainline Railway Station
- Extending to approximately 0.30 acres (1,271.82sq.m) in all.

Situation

The property is located on Wood Street in Rugby, primarily a residential street with a blend of Victorian-era dwellings on the southern side and commercial/industrial on the north side. Located approximately 0.7 miles north of Rugby Town Centre, it offers convenient access to local amenities.

Rugby is a rapidly growing town situated within the "Golden logistics triangle" an area renowned for optimal distributional capabilities across the UK. Rugby is in the centre of the UK's motorway network with easy access to the M1 and M6, as well as the A5 and A14. Rugby Railway Station is 0.5 miles away from the subject property offering regular services to London within 53mins and Birmingham within 30mins.

The Town's industrial prominence is further underscored by the presence of major facilities such as the Hermes 'Midlands Super Hub', the largest parcel delivery depot of its kind in the UK. Additionally, the nearby Daventry international Rail Freight Terminal (DIRFT) enhances Rugby's connectivity, offering extensive rail freight services that compliment its road transport links.



Description

The property comprises two workshop areas, an office/store room, a reception area, a W.C, and a parking area to the front, side and rear. The property is currently used as a popular motor vehicle repair & refitting centre (operating as Wood Street Autocentre).

The workshop areas benefits from two roller shutter doors on the north side.

In all, the red-line boundary extends to approximately 0.30 acres (1,271.82sq.m) in all.

Town & Country Planning

The property is understood to have planning consent for its current use (Use Class B2). For further information on the planning, please contact Rugby Borough Council.

Rights of Way/Encumbrances

Included within the redline boundary of the site is the right-of-way for Units 2-5 (as indicated on the plan below). The property is sold subject to and with the benefit of all rights of way, easements and wayleaves that may exist over the property, whether disclosed or not.

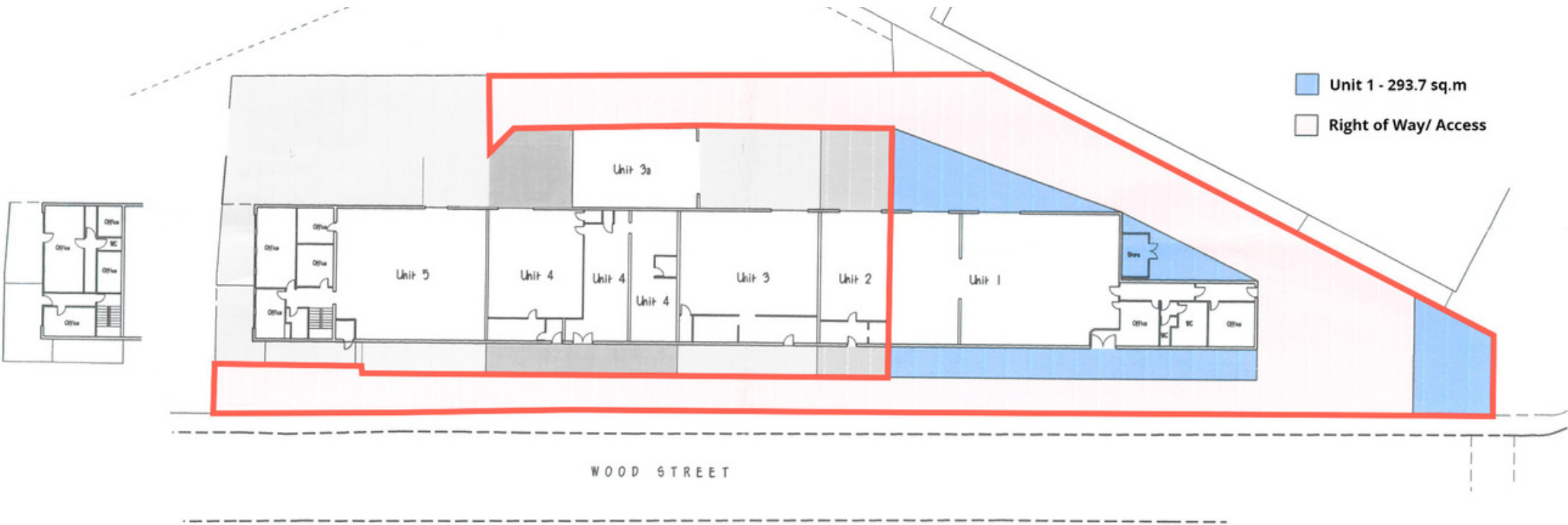
Description	SQ Metres GIA	SQ Feet GIA
Unit 1	293.70	3,162

Tenure

Unit 1 is offered freehold with vacant possession.

Services

We understand this property has connections to all of the usual mains services. Interested parties are advised to make their own enquiries of the relevant authorities regarding the use of these services.



EPC

To be confirmed.

Service Charge

To be confirmed.

Business Rates

Unit	Use	Rateable Value
Unit 1	Workshop and premises	£23,500

Potential Purchasers should make enquiries with the local authority in respect of the rates.

Legal Costs

Each party to bear their own legal costs incurred.

VAT

The property is being sold subject to VAT.

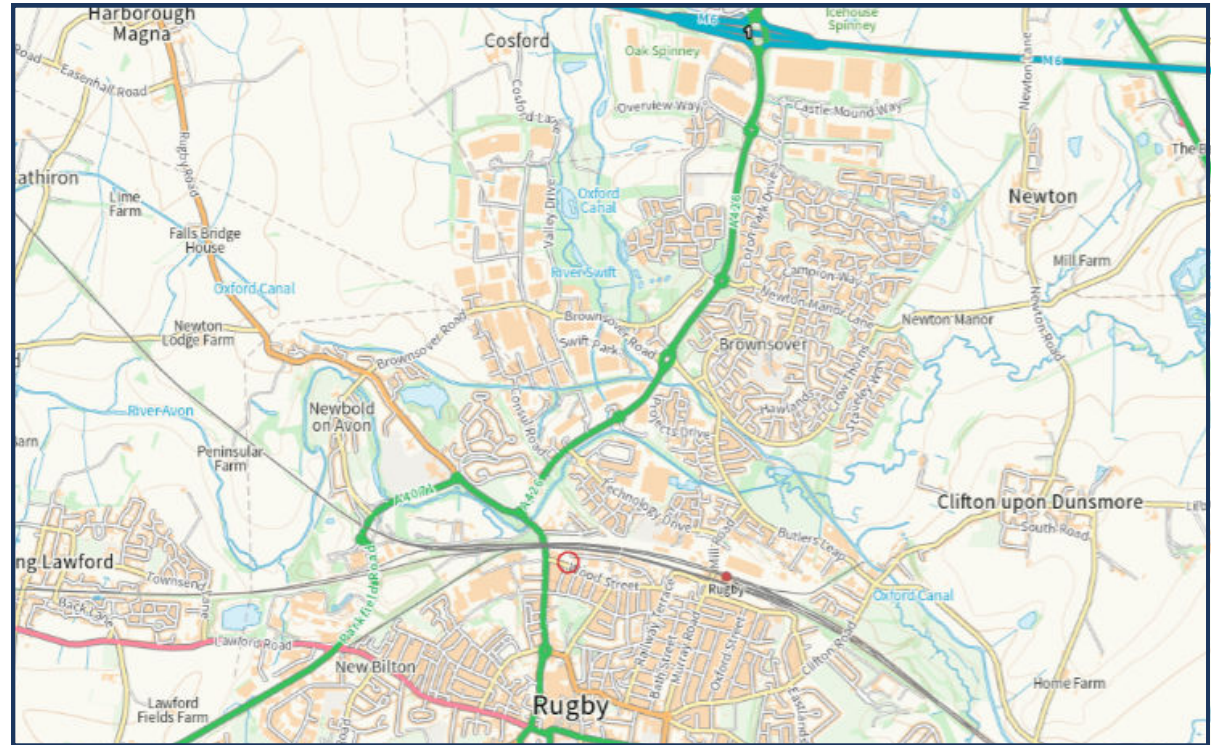
Anti Money Laundering Regulations

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.

Viewing

All viewings and information to be obtained by the sole agents, Howkins & Harrison.

Alex.Brown@howkinsandharrison.co.uk | P: 01788 564680



Travel Distances

- M1 J19 - 4 miles
- Birmingham Airport - 21 miles
- Rugby Railway Station - 740 metres
- M6 J1 - 2 miles
- Birmingham - 28 miles
- Coventry - 14 miles
- A14 - 4 miles
- M69 - 8 miles
- Central London - 77 miles

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.



Howkins & Harrison
7-11 Albert Street, Rugby, CV21 2RX

Email commercial@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.