



To Let - Office / Retail Space

10-12 Albert Street, Rugby, Warwickshire, CV21 2RS

NIA: 746 sq.ft / 69.3 sq.m

HOWKINS &
HARRISON

To Let - 10-12 Albert Street, Rugby, Warwickshire, CV21 2RS

High-street office/retail accommodation with basement in the heart of Rugby.

NIA: 746 sq.ft. (69.3 sq.m)

Asking Rent: £12,500 per annum

Features

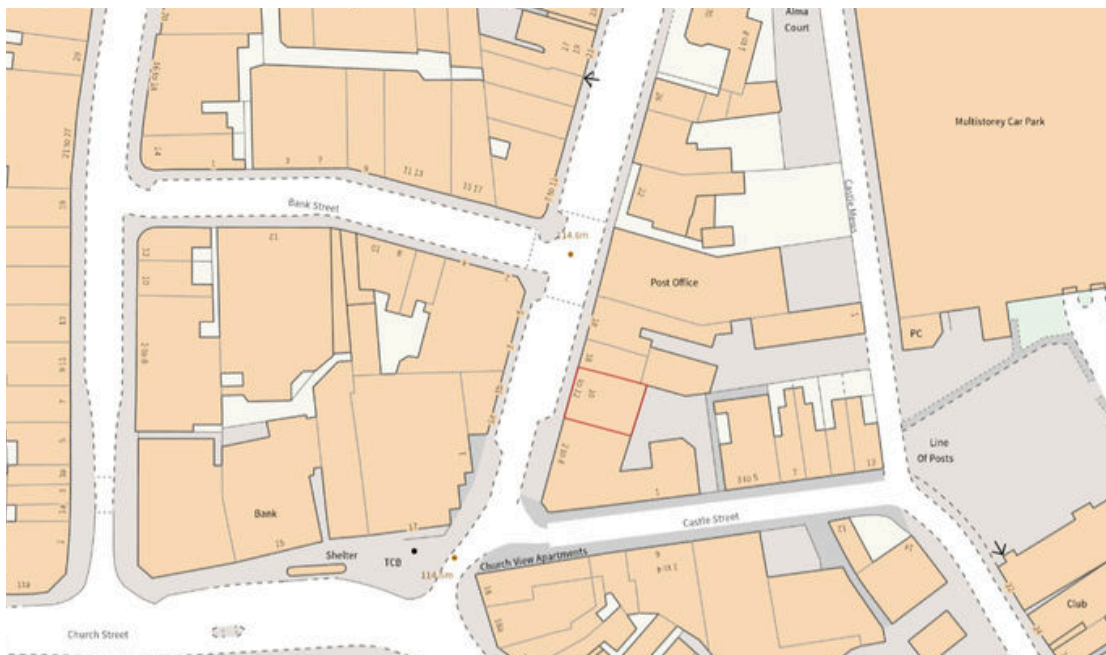
- Strategic location on the busy Albert Street
- Central Location within 50m of Council Car Parks
- Available on a New Lease with Terms to be Agreed
- Established nearby occupiers including Morrisons

Location

The property is situated at the top end (town centre) of Albert Street within the "independent quarter" which comprises a range of retail, offices and small businesses. The area has a number of attractive character buildings of which this is one with office accommodation on the ground floors plus useful basement storage and pedestrian rear access off Castle Street.

Rugby is an expanding market town situated close to the East /West Midlands border and strategically located for a number of major routes including the M1 motorway at junction 18, the M6 motorway at junction 1 and the A5, and also quick and easy access to the A14. Rugby is a bustling town with an increasing population, currently in excess of 100,000 and sits within striking distance of Coventry to the west and Northamptonshire and Leicestershire to the east and north respectively.





Description

The subject office space is situated on the ground floor of an attractive three-storey red-brick and render property with distinctive Victorian/gothic revival style architecture. The property benefits from basement storage and pedestrian rear access off Castle Street.

The property has been measured in accordance with the RICS code of measuring practice and provides the following approximate Net Internal Area:

Description	SQ Metres	SQ Feet
Ground Floor	69.30	746
Total Unit	69.30	746
<i>Measured NIA.</i>		

Asking Rent

To Let - £12,500pa exclusive

EPC

The current EPC for the property is D (77).

Services

We are advised that main services are connected to the property, including mains water, drainage, gas and electricity and confirm that the Tenant will be responsible for the payment of all services from the date of access. The radiators are served by the multi-point combi boiler in the kitchen.

Please note that Howkins & Harrison have not tested the availability or adequacy of the services, but it is assumed that the supplies are sufficient for its current use.

Outgoings

The subject property is assessed as Gnd Flr Rhs 12 and Gnd Flr Lhs 12 on the Valuation Office Agency and, for the purposes of the 2026 Rating List, has a cumulative rateable value of £16,000.

Tenure

The building is available on a new lease, terms to be agreed.

Planning

The property has planning permission for its current use as an office within an 'E' Class under the Town and Country Planning Act Use Classes order 1987 as amended in September 2020. Any change of use from the current use class would require a planning application.

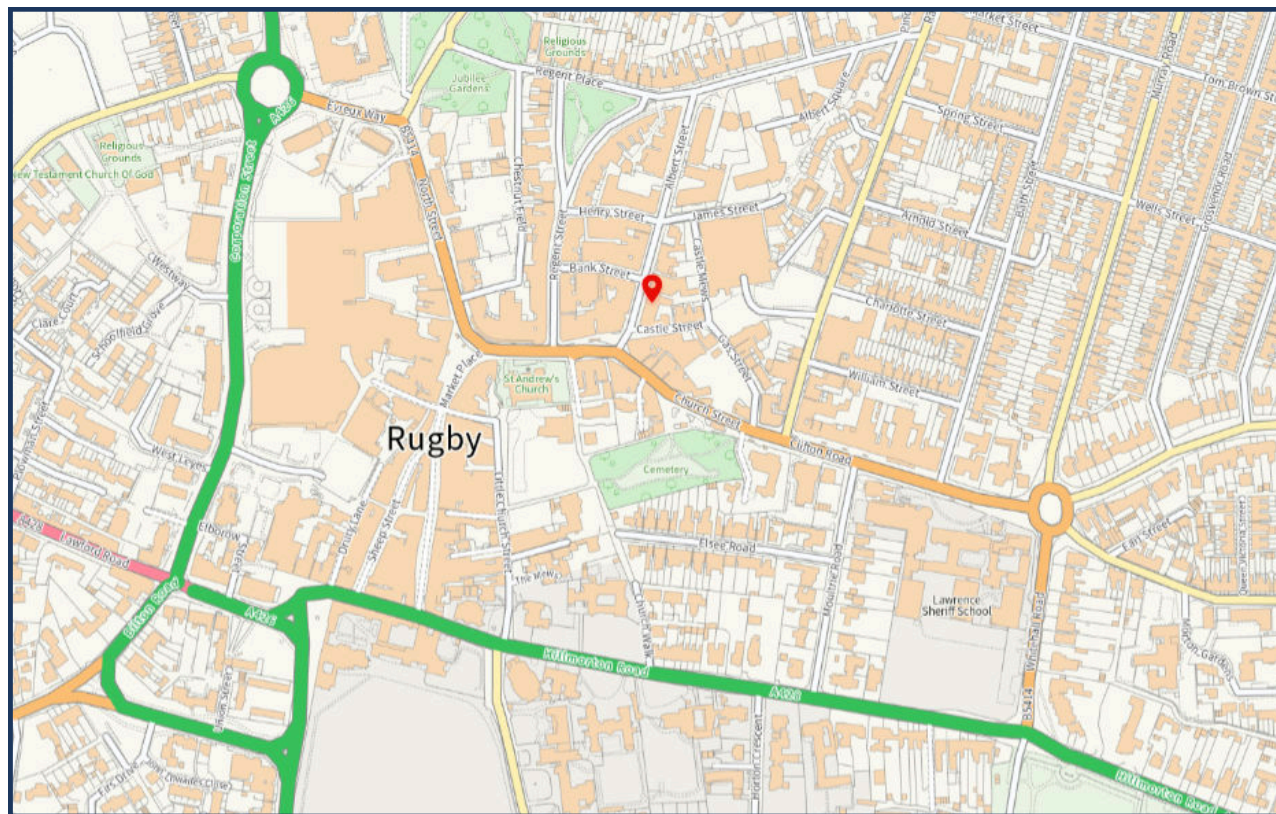
Anti Money Laundering Regulations

To enable us to comply with the Money Laundering Regulations we need to verify your identity before proceeding further with the transaction. We charge a small administration fee for conducting an electronic verification check via our online provider, MoveButler. You will shortly receive an email from MoveButler to start this process.

Viewing

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

Please contact Alex Brown on 01788 564680 or alex.brown@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.



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