



To Let:
8 Regent Street, Rugby, Warwickshire, CV21 2QF

HOWKINS &
HARRISON

To Let:

8 Regent Street, Rugby, Warwickshire, CV21 2QF

Prime High Street retail unit with attractive glass frontage in the historic centre of Rugby.

Asking Rent: £15,000 per annum exclusive

Features

- High Street Retail
- Ground Floor Office/Retail Accommodation
- Central location within 50m of Council car parks
- Available on a new Lease with terms to be agreed
- Available immediately
- Excellent location
- NIA: 106.7 sqm/1,148.1 sq.ft

Location

The subject property occupies a prominent position on Regent Street, one of Rugby's most attractive commercial thoroughfares in the town centre. The street benefits from a strong mix of retail, leisure, professional services and independent businesses, creating a vibrant environment with consistent pedestrian activity throughout the day.

Characterised by attractive period buildings the location combines visibility, convenience and a well-established trading environment, making it an attractive setting for a high street retail occupiers seeking a central presence within Rugby.

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.



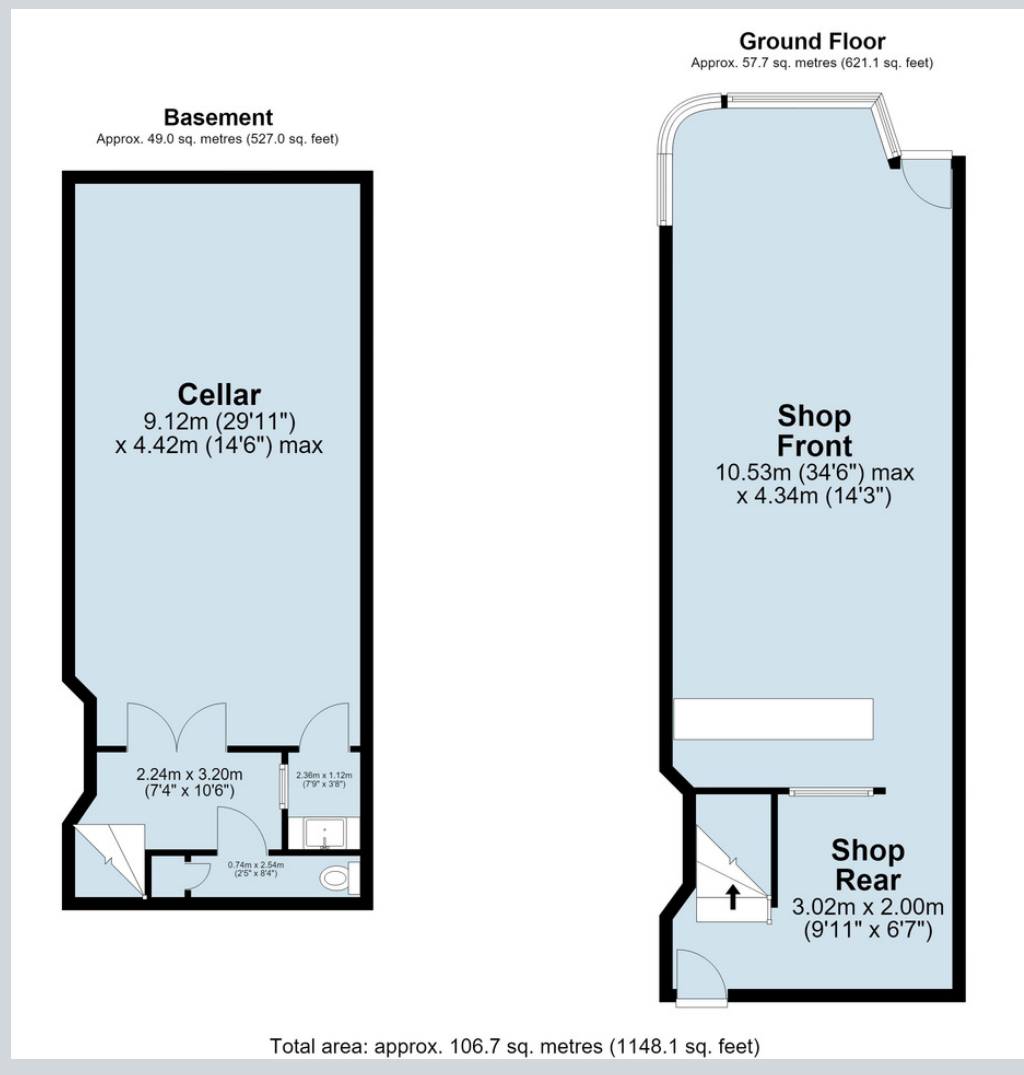


Description	SQ Metres	SQ Feet
GF Retail Front	45.7	494.78
GF Retail Rear	6.04	61.04
Bsmt Retail Area	40.31	433.90
Bsmt Retail Area	7.17	77.16
Bsmt Kitchenette	2.89	31.10
Bsmt W.C	-	-
Total	106.7	1,148.1

Description

The subject high-street retail unit is situated on the ground floor of an attractive three-storey red-brick and render property with distinctive Victorian revival style architecture. The unit benefits from an attractive shop window and an additional basement area.

The property has been measured in accordance with the RICS Code of Measuring Practice and provides the following NIA:



Utilities

Mains services are connected to the property, including mains water, drainage, and electricity and confirm that the Tenant will be responsible for the payment of all services from the date of access. There is a W.C and kitchen in the basement area.

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 proposed use.

VAT

Howkins & Harrison LLP stipulate that all prices and rents are stated exclusive of VAT whether or not payable.

EPC

The current EPC for the property is B (49)

Planning

It is understood that the property has planning permission for its current use as a commercial unit 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.

Viewing

Viewings strictly by prior appointment with sole agents Howkins & Harrison LLP.

Please contact Alex Brown on 01788 564674



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)



Zoopla
Smarter property search

rightmove
find your happy



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