

To Let - Town Centre Retail Unit

11-12 Sheep Street, Rugby, Warwickshire, CV21 3BU

HOWKINS & HARRISON

To Let

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Ground floor high-street retail unit extending to approximately 1,357 sq.ft. in all.

Features

- Highly visible in the heart of Rugby Town Centre
- Attractive shop frontage
- Open-plan layout
- Flexible 'E Class' Use
- Available immediately

Description

Externally the unit benefits from a large shop frontage (36ft), painted black with sizeable display windows throughout.

Internally, the unit appears in a modern style with LED spotlights, painted plaster and black-brick walls, with black-tiled flooring. There are a total of four changing rooms, with two storerooms. There are two pedestrian entrances on the western elevation with access onto Sheep Street.

Price

£20,000 per annum exclusive.

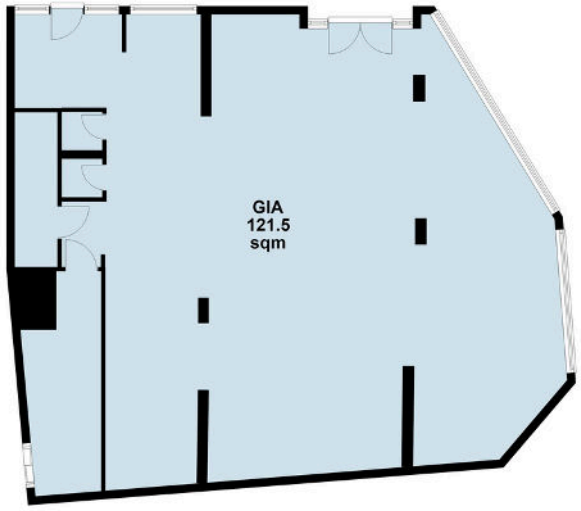














Location

The Subject Property is located on Sheep Street in Rugby, one of the main commercial streets in the town centre. Other occupiers in the vicinity are The Bull Inn, which is opposite the subject property, and Bar 29.

Its position within Rugby's main shopping areas, and proximity to the town's public transport links and town centre amenities enhances accessibility for potential customers and staff alike. 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.

Rugby railway station is situated approximately 0.8 miles to the northeast of the subject property. From Rugby there are direct services to Birmingham International (23 mins), London Euston (53 mins) and Bletchley (54 mins).



Anti Money Laundering Regulations

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

EPC

The current EPC for the property is B (46)

Planning

We understand that the property has planning permission for its current use.

Legal Costs

Each party to bear their own legal costs incurred.

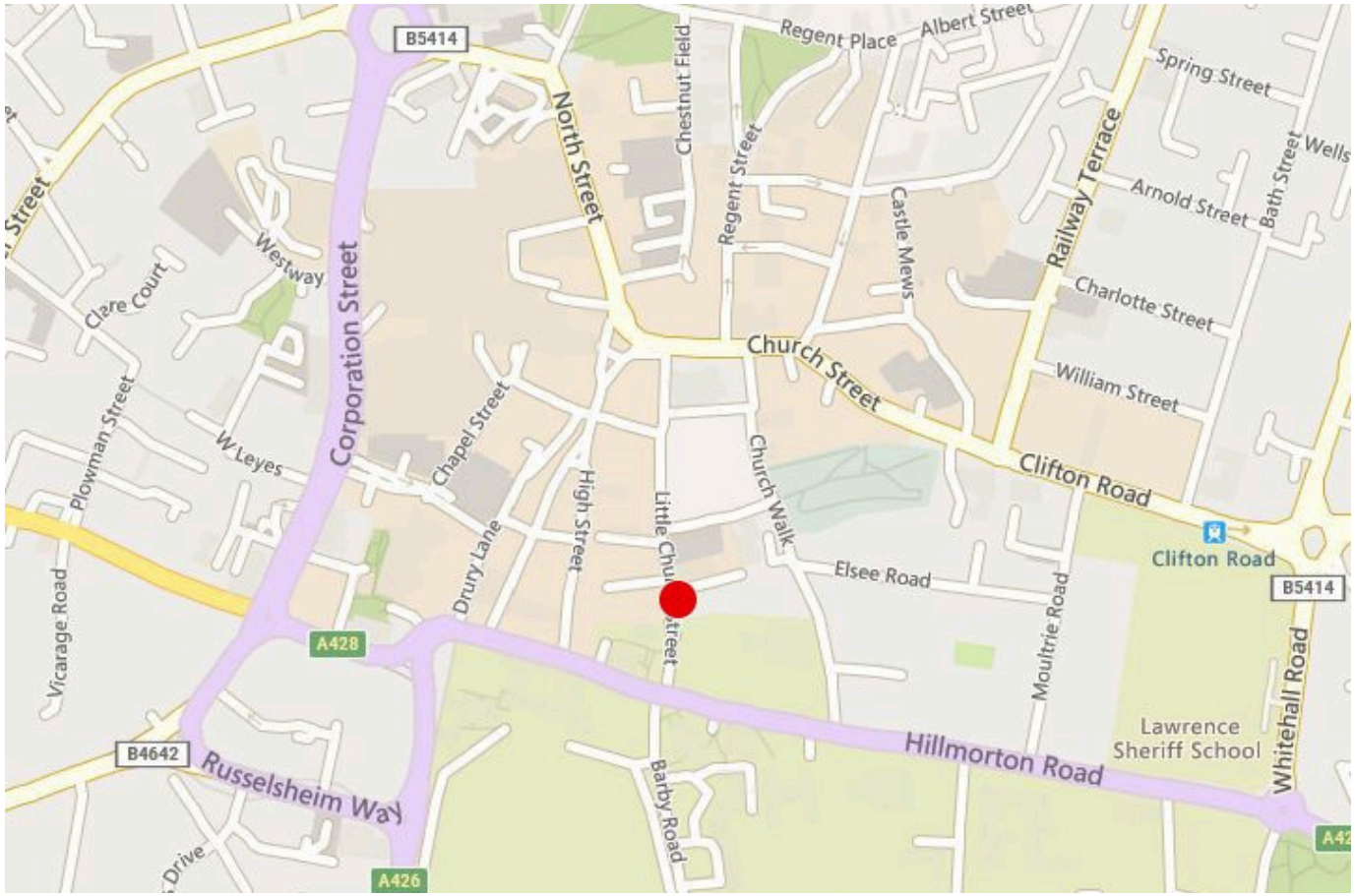
Business Rates

Rateable value of £14,750 (2026 Rating List).

Viewings

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

Please contact Alex Brown on 01788 564680.



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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