



For Sale / To Let - Former Lloyds Building
14 Church Street, Rugby, Warwickshire, CV21 3PL
NIA: 9,182.77 sq.ft. / 853.10 sq.m

HOWKINS &
HARRISON

For Sale / To Let

14 Church Street, Rugby, Warwickshire, CV21 3PL

Former Lloyds building with offices above in the heart of Rugby.

NIA: 9,182.77 sq.ft. (853.10 sq.m)

Features

- One of the most prominent buildings in the heart of Rugby
- Fantastic strategic location on the busy Church Street
- Three-storey accommodation with E class use
- Upper floors with potential for change of use (subject to planning)
- Available for sale and/or let on a new lease with terms to be agreed.

Location

The property is situated at the top end (town centre) of Church Street, adjacent to St Andrew's Church, within the 'independent quarter' of 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		Area (Sq.M)	Area (Sq.Ft)
Ground Floor	Retail Areas	255.8	2,753.43
	Internal Storage	36.7	395.04
Basement	Internal Storage	50.3	541.43
First Floor	Offices	267.1	2,875.06
Mezzanine	Internal Storage	77.1	829.9
	Staff toilets	-	-
Second Floor	Internal Storage	44	473.62
	Plant Room	35.6	383.2
	Mess/Staff Room	86.5	931.09
Total Area		853.1	9,182.77

Description

The subject property comprises a stunning corner three-storey building in the centre of Rugby, providing retail, office and storage accommodation across 9.182.77 sq.ft NIA.

The property was previously occupied by Lloyds Banking for 12 years and is now available with vacant possession.

The ashlar-faced stone building features Edwardian commercial architecture, characterized by a prominent semicircular corner bay and an oriel window topped by a ribbed dome turret. The wooden double-door entryway is framed by classical masonry details, while the upper levels feature vertical arrangements of rectilinear windows with stone mullions and lintels.

There are two pedestrian access-points into the building, allowing the property to be seperated if required.

Asking Rent / Guide Price

Available on application.

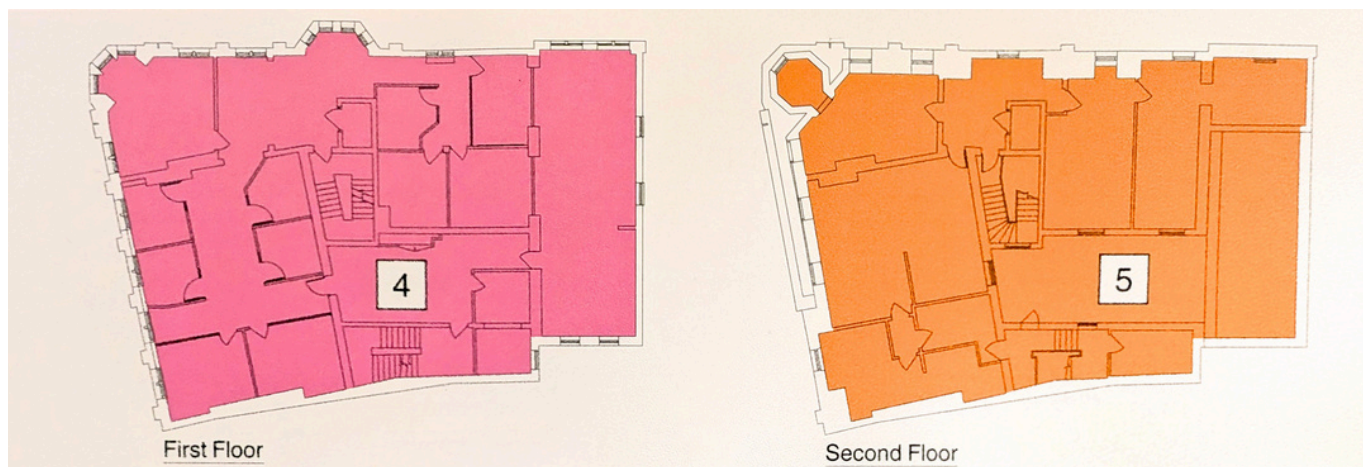
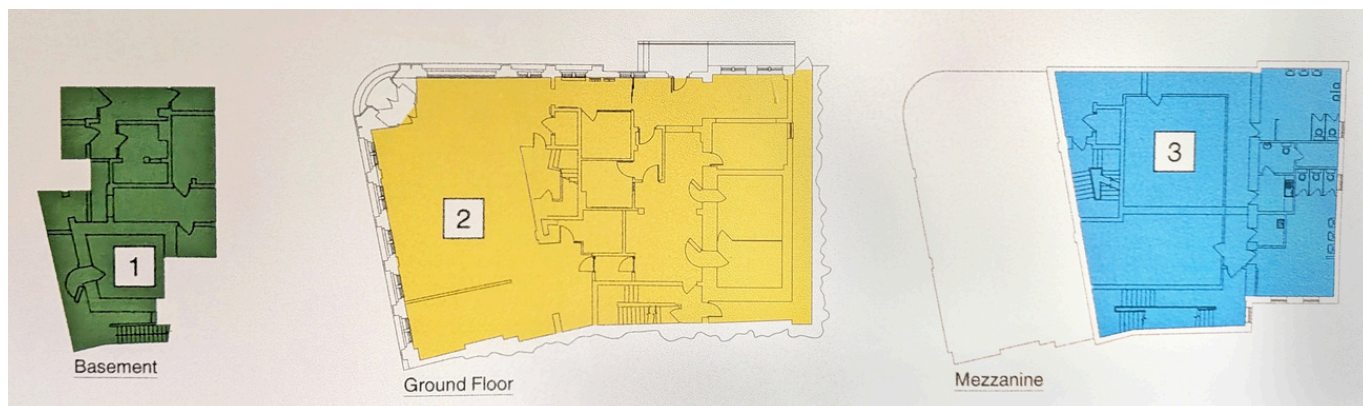
EPC

The current EPC for the property is C (75).

Services

We are advised that main services are connected to the property, including mains water, drainage, gas and electricity.

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 has a cumulative rateable value of £51,000 (2026 Rating List).

Tenure

The building is available for sale and/or let 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.

The property is Grade II listed.

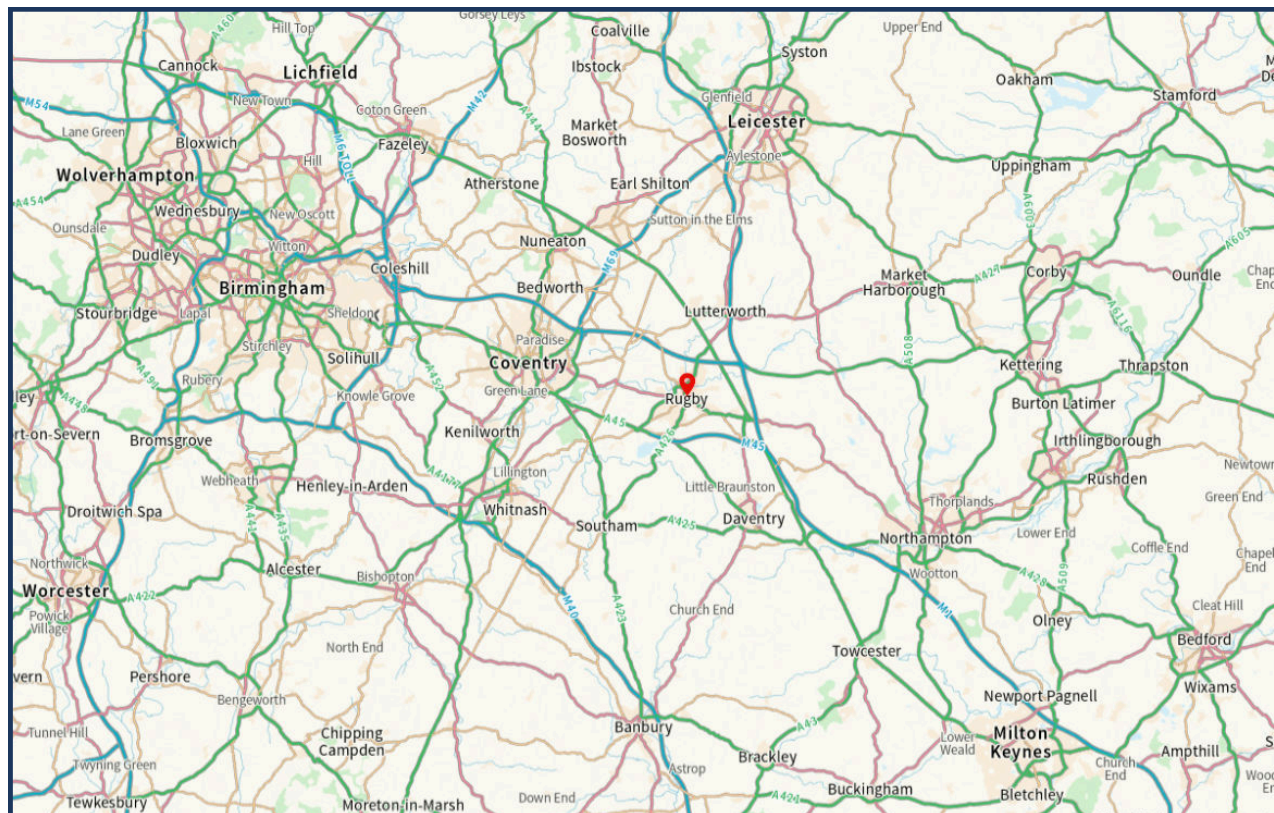
Anti Money Laundering Regulations

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale. We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.

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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