

For Sale

22-24 Lawford Road, CV21 2DY

Guide Price: £265,000 Freehold

- Ground and First Floor Retail and Offices Accommodation
- Main Road Location
- Class E use
- NIA: 168.43 sq m (1813 sq ft)

VIEWING: By appointment with George and Company Surveyors on **01788 554455.**

George and Company (Surveyors) Limited
62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455
Email: agency@georgeandcompany.co.uk
Website: www.georgeandcompany.co.uk

Registered in England No. 7132697

George & company
chartered surveyors

RICS™
Regulated by RICS

Location

Fronting the A428 Lawford Road, opposite Kwik Fit and on the outskirts of the Rugby Town Centre.
Rugby is a Market town in Warwickshire and is the second largest town in the county. It is located 23 miles north-west of Northampton and 13 miles south-east of Coventry.

Description

The property was originally two semi-detached cottages which have been extended to the front elevation to provide retail areas with ancillary offices and stores. A private (unmade) road provides access to the rear.

Accommodation

The accommodation briefly comprises:-

Ground Floor

RSA:	85.25 sq m	(917 sq ft)
Office:	12.20 sq m	(131 sq ft)
WC:		
Kitchen	6.91 sq m	(74 sq ft)

First Floor

Office 1:	12.40 sq m	(134 sq ft)
Office 2:	9.59 sq m	(103 sq ft)
Office 3:	12.30 sq m	(132 sq ft)
Office 4:	12.54 sq m	(135 sq ft)
Office 5:	8.21 sq m	(88 sq ft)
Store:	6.03 sq m	(65 sq ft)

Services

We understand that mains electric, water and drainage services are connected to the premises.
George and Company have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.









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These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.
Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Performance Certificate
A new EPC has been commissioned and will be made available to prospective purchasers when completed.

Business Rates
The rateable value in the 2026 Rating List is £14,750.

Planning
We understand that the premises has planning permission for Class E use.

Tenure
The property is available freehold with vacant possession for a guide price of £265,000.

Legal Costs
Each party will be responsible for their own legal costs in the transaction.

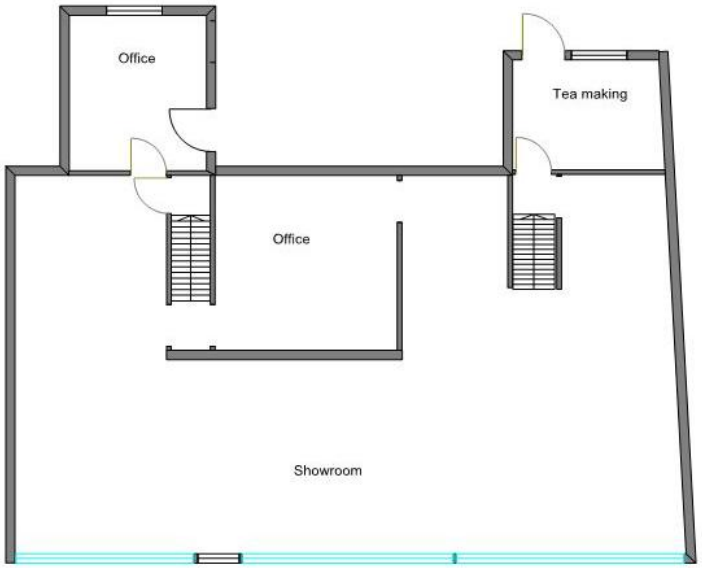
Value Added Tax
VAT will not be charged on the sale price.

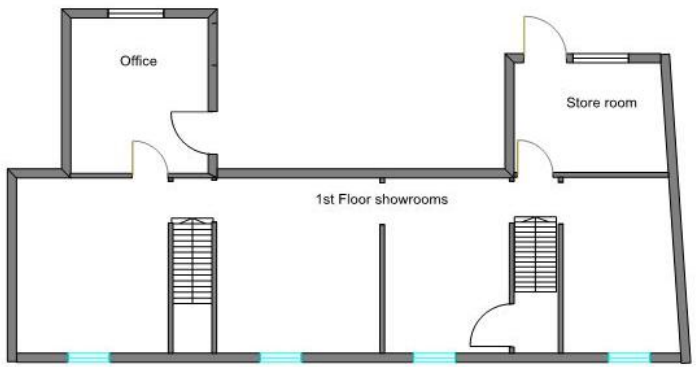
Viewing
Strictly and only by prior arrangement through the sole agents:

George and Company (Surveyors) Ltd
62 Regent Street
Rugby CV21 2PS
Tel: 01788 554455
Email: agency@georgeandcompany.co.uk









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