



FOR SALE

18 Regent Place, Rugby, CV21 2PN

Guide Price - £280,000 Freehold

- Freehold Town House/Office Building
- Located in Rugby Town Centre
- NIA: 139.4 sq m (1,500 sq ft) over 3 floors
- May suit Residential Conversion, subject to planning

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

Regent Place is located off Regent Street, within Rugby town centre. Nearby occupiers include professional office users and residential dwellings including HMOs.

Rugby is situated 35 miles to the south east of Birmingham, some 80 miles to the north of London. Junction 1 of the M6 is approximately 3 miles to the north and access to other major motorway road networks including M6, M1, M40 and A14 are within easy reach. Rail services to London Euston are now available in approximately 45 minutes.

Description

The property comprises a three storey mid terraced former town house with brickwork external walling under a pitched and tile covered roof. The building has shared alley access to the rear, but no rear access, with a small courtyard allowing fire escape.

Internally, the property has a kitchen and ground floor WC along with office space. The upper floors are also office spaces with kitchen and WC. The two areas (ground floor and first/second floor) are self-contained and have historically been let separately.

Accommodation

The accommodation briefly comprises (GIA): -

The Net Internal Area is -

Ground Floor, 3 rooms 51.9 sq m (559 sq ft)
Plus Kitchen & WC

First Floor, 3 rooms 49.9 sq m (537 sq ft)
Plus Kitchen & WC

Second Floor, 2 rooms 32.7 sq m (352 sq ft)

Business Rates

The rateable value in the 2026 Rating list is £22,500

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.

Services

We understand that mains' services are available. Prospective purchasers should make their own enquiries regarding provision of services to the site.

Planning

Prospective purchasers should make their own enquires with regard to planning for their intended use. The site will be available with vacant possession and has most recently been used as offices.

Conversion to residential may be possible with very little physical alteration, although planning consent may be required, possibly under prior notice.

The local authority will be Rugby Borough Council.

Energy Performance Certificate

An EPC has been ordered and will be available from the agent on request.

Price

Offers are invited for the freehold interest with vacant possession at a Guide Price of £280,000.

Legal Costs

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

VAT

The owner reserves the right to charge VAT at the prevailing rate, if so elected.

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





Chartered Surveyors specialising in:

- Commercial Property Sales and Lettings
- Property Acquisition Services
- Lease Renewals and Rent Reviews
- Commercial and Residential Block & Estate Management
- RICS Valuations
- Professional Services

Visit Our Website:



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

