



TO LET

3 Bath Street, Rugby, CV21 3JF

Rent: £7,200 per annum

- Ground Floor Offices
- Class E use
- 3 Bath St NIA Total: 61.5 sq m (663 sq ft)
- 2 Parking Spaces

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
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Location

The Property is located on Bath Street, to the North-West of Rugby town centre, located in an area primarily situated with Victorian terraced houses with a strong retail element nearby on Clifton Road and Railway Terrace.

Rugby resides approximately 35 miles from Birmingham and 13 miles from Coventry. The town is well connected by rail and has direct trains to and from Birmingham, Northampton and London Euston; it also lies close to the M1 and M6 motorways as well as the A45, A5 and A14 arterial routes.

Description

The property comprises a ground floor office of traditional masonry construction.

The property benefits from good natural lighting, wood laminate flooring and painted walls.

Accommodation

The accommodation briefly comprises : -

3 Bath Street (Ground Floor):

Office 1	13.5 sq m	(145 sq ft)
Kitchen	9.9 sq m	(107 sq ft)
Kitchenette & Store	10.0 sq m	(107 sq ft)
Office 2	15.3 sq m	(165 sq ft)
Cellar	12.8 sq m	(138 sq ft)

Business Rates

The rateable value in the 2026 Rating list is £3,000.

Services

We understand that mains' water, electric and drainage are connected to the property.

Tenure

The property is available by way of leasehold for an annual rent of £7,200 per annum on terms to be agreed

Planning

It is understood that 3 Bath Street has planning for Class E

Energy Performance Certificate

The property has an energy efficiency rating of 61 (C).

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:

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