



markwarburton

CHARTERED SURVEYORS


ID 100-007

FOR SALE

ESTABLISHED SELF CONTAINED CONTRACTORS
YARD WITH A RANGE OF WORKSHOP AND
STORAGE BUILDINGS WITH OFFICES

3,096 SQ. FT / 288 SQ. M

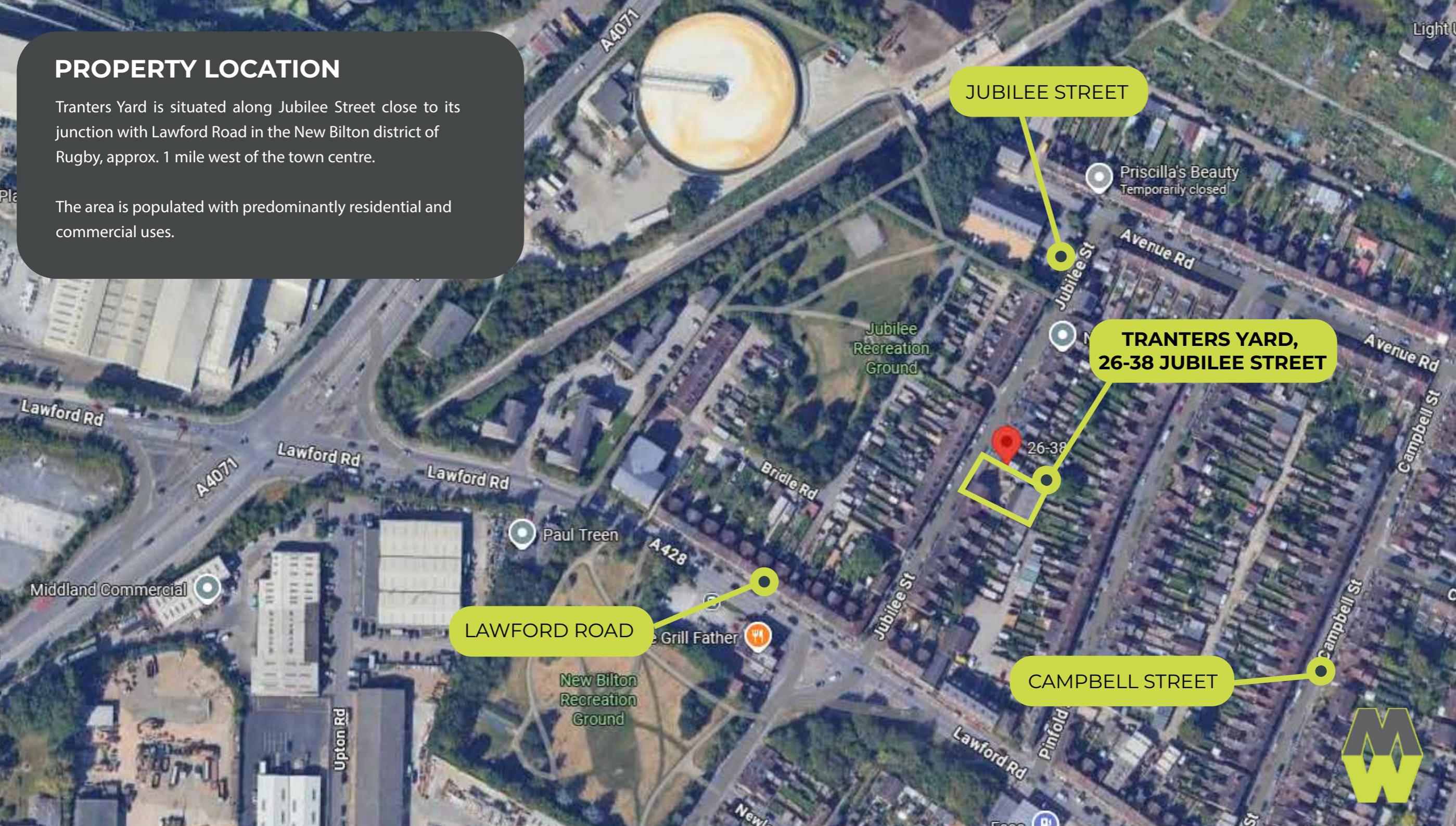
0.14 acre, or thereabouts yard

 TRANTERS YARD, 26-38 JUBILEE STREET,
RUGBY, WARWICKSHIRE, CV21 2JJ

PROPERTY LOCATION

Tranters Yard is situated along Jubilee Street close to its junction with Lawford Road in the New Bilton district of Rugby, approx. 1 mile west of the town centre.

The area is populated with predominantly residential and commercial uses.





- 1 mile west of Rugby town centre
- Possible development opportunity (stp)

The property comprises a small range of workshop and storage buildings with offices within a self-contained surfaced and bounded yard, in established long term use for the manufacture of upvc windows.

There are two buildings on site. The front building at Jubilee Street comprises a former terraced house which is in use at ground floor level as workshop/storage space with the upper floor and roofspace converted to offices with a rear kitchen. This building is of brick construction with pebble dash finished walls under a pitched tile roof. To the rear of this is a small 'brew room' and wc serving the yard.

The rear building is a single storey workshop/warehouse of block construction under a pitched corrugated asbestos roof supported on light steel trusses and providing an eaves height of approx. 3.5m (8ft). This building has a solid concrete floor and comprises a mainly open plan workshop at its rear with single storey front abutment providing storage and loading facilities from the yard. There is a mezzanine storage area within the building.

Access into the site is afforded directly off Jubilee Street through double gates into a fully surfaced yard with parking and external storage.





SERVICES

We understand that all mains services are available including gas, electricity, water, and drainage connections.

RATES

£15,500

PRICE

Offers over £200,000

ENERGY PERFORMANCE

Certificate available on request.

ANTI MONEY LAUNDERING

To comply with Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from an intending purchaser.

SITE AREA

0.14 acres, or thereabouts

FLOOR AREA

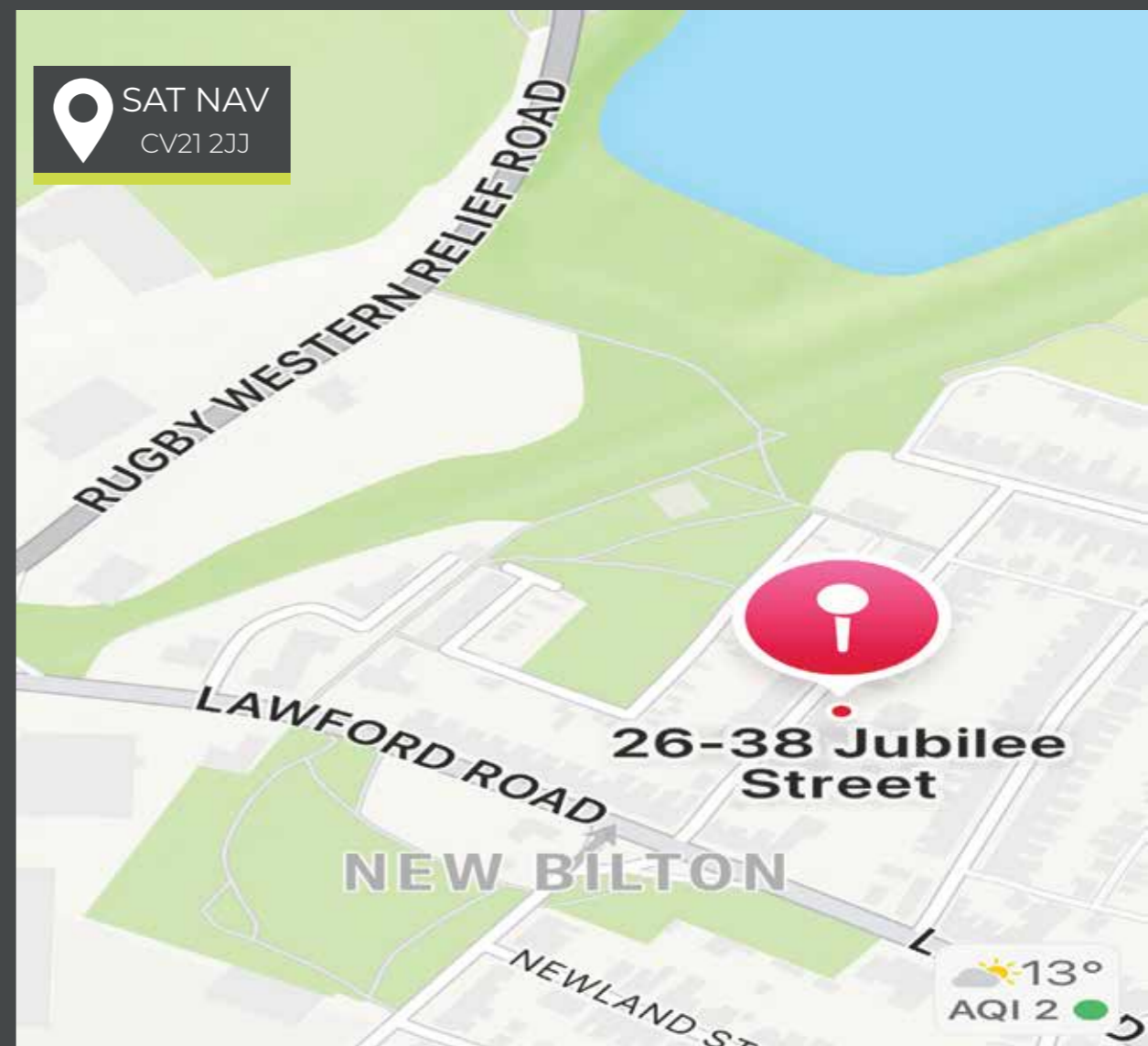
The property extends to a gross internal floor area of 3,096 sq. ft made up as follows:

Front building	1,239 sq. ft	115 sq. m
Rear building	1,857 sq. ft	173 sq. m
TOTAL	3,096 sq. ft	288 sq. m

VIEWING:

By prior appointment with the Sole Agents
Mark Warburton Chartered Surveyors

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07769 970 244



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