HAWKESFORD

distinctly different

Residential
New Homes
Lettings
Commercial

CHURCH STREET, RUGBY CV21 3PU



- A FREEHOLD INVESTMENT OPPORTUNITY
- GRADE II LISTED BUILDING
- FIVE INDIVIDUAL UNITS - ALL TENANTED
- RUGBY TOWN CENTRE

null BEDROOMS

OFFERS IN EXCESS OF £180,000

A Freehold Investment Opportunity.

This is Grade II listed property split into five retail units offered for sale on a Freehold basis.

The properties are well located and close to Rugby town centre behind the Squirrel Public House and adjacent to a public parking area. These properties face onto a footpath with pedestrian access.

Each unit has their own shop front and front doors, there is no communal area to maintain.

All of the units are currently let on varying lease terms.

The potential income for the building with all the units let is in the region of £22,500 per annum.

The building is of traditional construction, and the Units are of varying sizes with Unit 37 being the smallest with a total area approximately 4.13m², Units 32, 34, 35 and 36 each having a total area approximately: 33m².

Tenure
We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings
Strictly by appointment through Hawkesford on 01926 438123

Photographs
Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

General Information
Services to the property - Mains water and electricity are believed to be connected to the property.

Special Note
All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

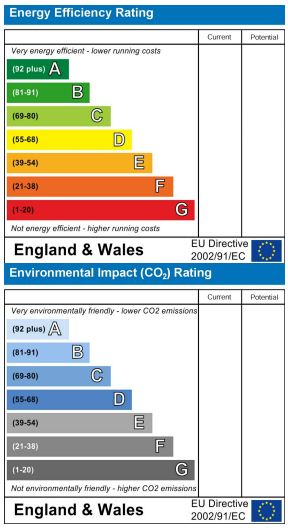
Disclaimer
Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.


MARUTHY
MARUTHY




SKNCORE
SKIN STUDIO




Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC
Environmental Impact (CO2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC