

FOR SALE

**32, 34 – 37 CHURCH STREET
RUGBY
CV21 3PU**



A FREEHOLD INVESTMENT OPPORTUNITY

GUIDE PRICE: £275,000

DESCRIPTION

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 on to a courtyard with pedestrian access and there is parking nearby.

Four of the units are currently let on various lease terms and Unit 36 requires some general improvement and modernisation.

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 having a total area approximately: 33m².

The properties are currently commanding a rent and there is a service charge:

Unit 32	Rent £4,450 plus £400 Service Charge p.a.
Unit 34	Rent £5,500 plus £400 Service Charge p.a.
Unit 35	Rent £4,450 including service charge p.a.
Unit 36	Rent £4,500 plus £300 Service Charge p.a.
Unit 37	Rent £2,912.04 plus £300 Service Charge p.a.

These units are currently managed by Hawkesford (Warwickshire) Ltd.



www.hawkesford.co.uk t: 01926 438129 f: 01926 438127 e: commercial@hawkesford.co.uk



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Chartered Surveyors • Auctioneers • Estate Agents • Property Management • Valuers
HAWKESFORD, 6 Euston Place, Leamington Spa, CV32 4LN

Registered No: 4657529
VAT No: 545 2383 44

General Information:

- Tenure:** These properties are available on a Freehold basis.
- Services:** We are advised that mains water, electricity and drainage are connected to the property.
- Legal Costs:** Each party will be responsible for their own legal fees.
- Viewing:** By prior arrangement with Hawkesford Commercial Department – 01926 438129
- Special Note** All electrical appliances mentioned within these particulars have not been tested. All measurements believed to be accurate to within eight centimetres/three inches.
- Photographs** Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

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.

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Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates. Telephone 01926 438124 or email surveys@hawkesford.co.uk

Residential Sales Department

Hawkesford prides itself in its experienced and dedicated staff with good local knowledge offering a comprehensive, professional first class service to Vendors and Purchasers alike. We are involved in the sales of all types of property, from town centre apartments to country mansions, selling by both private treaty and by auction.

Please call or email the sales office for a Free No Obligation valuation for sale. 01926 430553 or leamington@hawkesford.co.uk

Commercial Management Department:

For all enquiries regarding rental of property, or the management of rented property, please contact Sunny on 01926 438123 or email: sunny@hawkesford.co.uk

Residential Rental Department:

For all enquiries regarding residential rental of property, or the management of residential rented property, please contact our Lettings department 01926 438123 or email: lettings@hawkesford.co.uk

Financial Services:

For mortgage advice, please contact this office on 01926 430553 and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

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