FOR SALE Offers In Excess Of £495,000

Smile House, 2 East Union Street, Rugby, CV22 6AJ

- Office Building
- Close To Town Centre
- NIA- 474 sq m (5,102 sq ft)
- Freehold For Sale
- Development Potential (STP)
- Good Onsite Parking
- Good Transport Links
- Vacant Possession

Lindpet House
5 Market Place
Grantham
NG31 6LJ

01476 930891

www.commerciallist.co.uk

Commercial List

LOCATION
The property is situated on East Union Street, a no through road just off Dunchurch Road(A426), in a principally residential area close to the centre of the bustling market town of Rugby which has a population of approximately 115,000. Rugby School is located nearby and the wider area is mixed-use with residential, retail, leisure, eateries and commercial units.

Rugby is situated approximately 13 miles east of Coventry, 7 miles south of Lutterworth, 26 miles west of Kettering and 11 miles north of Daventry and benefits from excellent connectivity with easy access to the M1, M6, A5 and A14, as well as The West Coast Mainline running through, linking it to London and the North.

DESCRIPTION
Smile House is a two-storey building constructed of brick under a slate roof and is thought to date from the Victorian period. The property was a residential dwelling before it was converted to offices in 2002 and has development potential for other uses subject to the necessary planning consents being granted.

The ground floor is made up of two open plan area with kitchen and W.C's. The first floor comprises a large open plan office area, four individual offices, W.C's and storeroom and benefits from carpeted floors, air conditioning and double glazed sash windows. There is a large basement providing further storage and externally there is a covered entrance leading to a private car park for approximately five vehicles.

ACCOMMODATION
The measurements have been taken from the EPC report, we understand that the net internal floor areas is as follows;

TOTAL NIA- 474 sq m (5,102 sq ft)

SERVICES
We understand that mains electricity, water, gas and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective purchasers must rely on their own investigations as to their existence and condition.

BUSINESS RATES
From enquiries made though the Valuation Office website, we understand that the following rating assessments apply;

Smile House 2- £15,250
Smile House 2a- £20,000
Car Parking Spaces 1-2 At Smile House 2- £500
Car Parking Spaces 3-5 At Smile House 2a- £750

Interested parties should make their own enquiries as to the amount of rates payable.

TERMS
The property is FOR SALE freehold with vacant possession, we are inviting offers in excess of £495,000.

EPC
Energy rating: E

VAT
We understand that VAT will not be payable on the purchase price.

LEGAL COSTS
Each party to pay their own legal costs incurred.

VIEWING
For an appointment to view or further information please contact;

Charlie Burrows
e: charlieb@commerciallist.co.uk t: 07923 448308

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1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
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4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

PLEASE NOTE: by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.