TO LET

Workshop Unit Close to Rugby Town Centre

Unit 16, Arches Business Centre, Mill Road, Rugby CV21 1QW

RENT: £10,000 pax

- Trading as a Vehicle Repair Business
- Convenient Located only 1/2 mile North of Rugby Town Centre
- Fixtures & Fittings & Business Available by Separate Negotiation
- On Its Own or With Unit 17 Next Door

Websites: www.howkinsandharrison.co.uk; www.estatesgazette.com/propertylink; www.novaloca.com
LOCATION
Arches Business Centre is situated off Mill Road approximately 1/2 mile north of Rugby Town Centre within 1 mile of Junction 1 of the M6 motorway.

ACCOMMODATION
A small workshop unit in a popular light industrial estate close to Rugby town centre. Currently trading as a car repair centre. the unit has a roller shutter door, reception, office, store and w.c.

RENTAL
£10,000 per annum exclusive

PLANNING
We understand that the property has planning permission for B1 use. We recommend interested parties make their own enquiries to the Planning Department of Rugby Borough Council on 01788 533533.

TENURE
Leasehold on terms to be agreed.

SERVICES
We are advised that main services are connected to the property, including mains water, drainage, gas, electricity, telephone and broadband and confirm that the Tenant will be responsible for the payment of all services from the date of access. The unit has 3 phase electrics fitted approximately 6 months ago.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins & Harrison LLP.

OUTGOINGS
Under the 2017 Rating List the Property is currently assessed at an RV of £12,000. Under current legislation the unit therefore qualifies for full Small Business Rates Relief and no Business Rates are currently payable.

VAT
Howkins & Harrison LLP stipulate that all prices and rents are stated exclusive of VAT whether or not payable.

VIEWING
Strictly by prior appointment with sole agents Howkins & Harrison LLP on 01788 564 678.
Please contact:
Nigel Underwood
Email: (nigel.underwood@howkinsandharrison.co.uk)

IMPORTANT NOTICE
1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.

2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.

3. The photograph(s) depicts only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.

4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.
EPC

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