

Lot 62

£55,940 per annum exclusive

2/8 Albert Street & 1 Castle Street, Rugby, Warwickshire CV21 2TP

Freehold Retail and Office Investment



Key Details

- Comprises an unbroken parade of 5 ground floor retail units with office accommodation on the first floor
- Pedestrianised Town Centre location
- Corner location fronting Castle Street
- Approximately 5,061 sq ft of commercial area
- Nearby occupiers include HSBC, RBS, Lloyds, Papa John's and Peacocks

On behalf of a Major Fund Manager

Location

Miles: 12 miles east of Coventry
23 miles north-west of Northampton
35 miles south-east of Birmingham

Roads: M1, M6, A5, A14

Rail: Rugby Railway Station

Air: Coventry Airport, Birmingham International Airport

Situation

The property is situated in a highly prominent corner location on the north side of the pedestrianised Castle Street, close to its junction with Church Street in the heart of the town centre. Nearby occupiers include Prezzo, Papa John's and Peacocks, as well as branches of HSBC, RBS and Lloyds banks.

Description

The property comprises an unbroken parade of five retail units providing retail accommodation on the ground floor with office accommodation on the first floor. The property benefits from a small yard to the rear with parking for approximately 3 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
1a Castle Street	Ground	Retail	32.89 sq m	(354 sq ft)	INDIVIDUAL t/a Boutique Hair	5 years from 01/08/2015	£6,800	31/07/2020
1b Castle Street	Ground	Retail	39.58 sq m	(426 sq ft)	DRAGONS PAPER CRAFT LIMITED t/a Dragon's Paper Craft Gifts	5 years from 01/08/2015	£6,000	31/07/2020
1 Castle Street	Ground	Retail	47.66 sq m	(513 sq ft)	SP DRIVING LIMITED	5 years from 21/06/2017	£10,000	20/06/2022
1 Castle Street	First	Office	115.01 sq m	(1,238 sq ft)	MGN (RUGBY) LIMITED	5 years from 16/03/2017	£6,200	15/03/2022
6/8 Albert Street	First	Office	117.80 sq m	(1,268 sq ft)	S&L PERSONNEL LIMITED	5 years from 14/06/2017	£6,340	13/06/2022
8 Albert Street	Ground	Retail	50.45 sq m	(543 sq ft)	INDIVIDUAL t/a Eliza Doolittle	5 years from 21/09/2015	£9,600	20/09/2020
6 Albert Street	Ground	Retail/Office	66.80 sq m	(719 sq ft)	CADMAN HOMES (UK) LIMITED	7 years from 02/02/2017	£11,000	01/02/2024
Total			470.19 sq m	(5,061 sq ft)			£55,940	



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