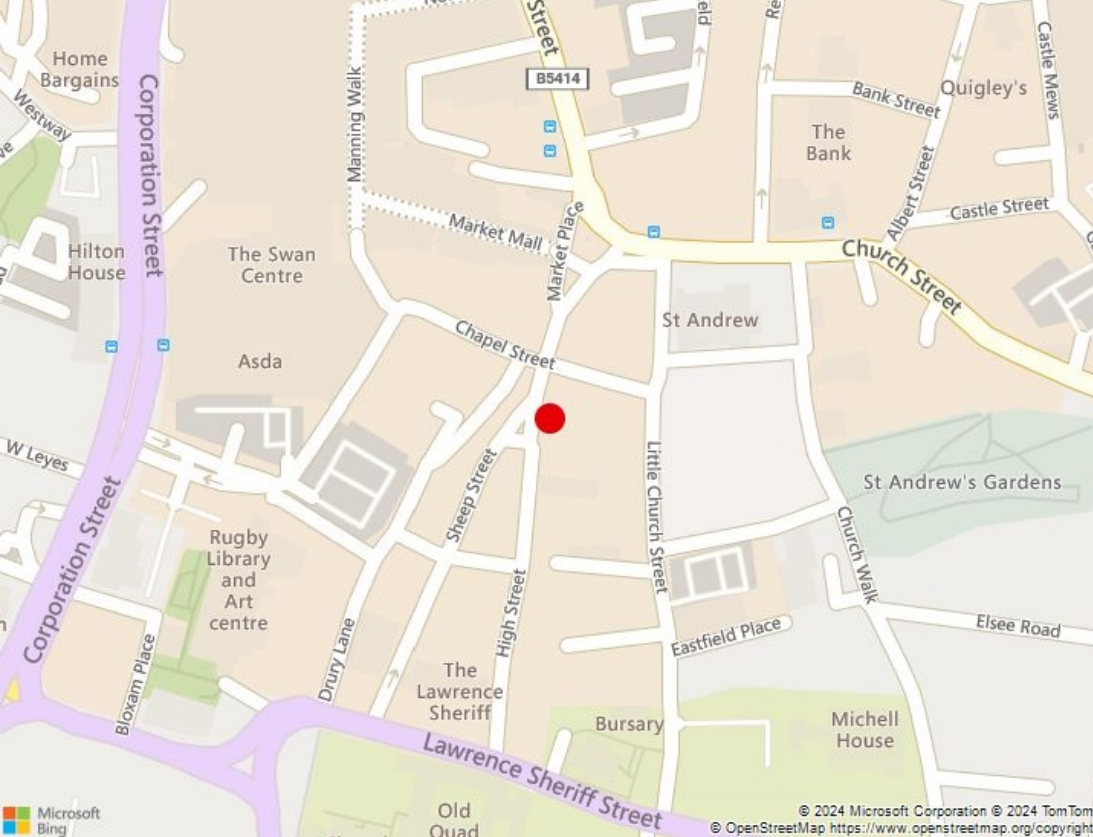


FREEHOLD MIXED USE INVESTMENT FOR SALE

2 2a Market Place, Rugby, Warwickshire, CV21 3DY

3,764 SqFt (349.68 SqM) | Offers Around £700,000





KEY FEATURES

- Opportunity to acquire mixed use investment
- Two self contained retail units - fully let
- Upper floor offices let but with potential for residential conversion (STP / VP)
- Current net income: £60,350 pax
- Guide Price - Offers around £700,000

LOCATION

The premises are located in a prime location on Market Place opposite the main entrance to Rugby Central with neighbouring occupiers to include **Caffe Nero**, **Card Factory** and **Greggs**. Rugby town centre has good public transport links throughout and Rugby railway station is a short distance away.

Rugby is situated within Warwickshire approximately 20 miles south of Leicester, 15 miles east of Coventry and 14 miles from Royal Leamington Spa. The town has the benefit also, of being within close proximity to Junction 18 of the M1 and Junction 1 of the M6 motorways.

DESCRIPTION

The three storey mixed use investment comprises two self contained retail units on the ground floor with separate ground floor entrance providing access via a staircase to first and second floor offices. Rear access for loading and unloading for the retail units together with fire escape for the upper floor offices.



Area	SqFt	SqM
2a - Snappy Pizza (Ground Floor Retail)	689	64.01
2b - People Solutions (First / Second Floor Office)	1,517	140.93
2 Market Place (Optical People)	1,558	144.74
Total Floor Area	3,764	349.68

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TERMS

Freehold subject to the following tenancies:

2 Market Place - Let to Rugby OP Limited t/as Optical People on a 10 yr lease from 16th April 2025 with tenants breaks at yr 4 & 7 and rent review at yr 5 at £25,500 pa.

2a Market Place - Let to Karwan Hamind t/as Snappy Pizza on a 10 yr lease from 17 January 2019 at £20,000 pa.

2b Market Place - Let People Solutions Group Limited on a 10 yr lease from 25th December 2023 at £14,850 pa.

ASKING PRICE

Offers Around £700,000

EPC

Energy Performance Certificate available upon request

BUSINESS RATES

2 Market Place - Optical People - Rateable Value £22,750

2a Market Place - Snappy Pizza - Rateable Value £8,700

2b Market Place - Peoples Solutions - Rateable Value £12,750

Interested parties are advised to make their own enquiries with the Local Authority (Rugby) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be payable

VIEWING

Strictly by prior appointment, please contact:



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