



FOR SALE/TO LET

**Railway Terrace
Rugby, CV21 3HS**

Offers in excess of £1,000,000

- **DEADLINE** - Best offers are to be submitted, in writing, to George and Company by 17:00hrs on Friday 15th March 2024
- Cleared site previously used as parking and open storage
- Strategic location close to Rugby Railway Station
- Site Area circa 1 Acre

VIEWING: By appointment with George and Company Surveyors on **01788 554455**.



George and Company (Surveyors) Limited

62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455

Email: agency@georgeandcompany.co.uk

Website: www.georgeandcompany.co.uk

Registered in England No. 7132697



Location

Railway Terrace can be located between Murray Road, adjacent Rugby Railway Station and Clifton Road with the Town Centre.

The site is adjacent the local bus depot and a large residential redevelopment site around ½ mile to the North of Rugby town centre retail area.

Description

The site is understood to have historically been connected with the former cattle market site and has since been a builders merchants. Buildings have since been demolished and the site has more recently been used for parking and open storage.

Site Area

The site area has been measured using Promap and is believed to extend to circa 1 Acre.

Services

We understand that mains services have previously been provided to the site. Purchasers should undertake their own investigations regarding existing connections.

Planning

Interested parties should make their own planning enquiries to the local planning authority, Rugby Borough Council.

Tenure

The site is understood to be available Freehold. A new lease of the site may be considered.

Price

Offers are invited in excess of £1,000,000
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Legal Costs

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

Value Added Tax

The seller reserves the right to charge VAT if elected. We await confirmation of the VAT position of the site.

Viewing

Strictly and only by prior arrangement through the sole agents:

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