



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



FOR SALE

£415,000 Asking price

69 ALBERT STREET
RUGBY | CV21 2SN

- Gross rental yield of 6.85%
- Town Centre Location
- Mixed use Investment
- Character property

LOCATION

The property is located in the Rugby Town Centre. The property is well placed for excellent transport links, situated just a short drive from the A5 (approx. 7 miles), the M1 motorway (Junction 18, approx. 7 miles) and the M6 motorway (Junction 1, approx. 4 miles), providing convenient access to the wider Midlands road network and beyond.

DESCRIPTION

The Property consists of a 3 Storey semi-detached, mixed use, office and residential Property constructed of brick under a pitched tile roof. Located in Rugby Town Centre, within an area characterised by a mixture of residential and commercial use properties. Albert street, once predominantly residential, has transformed into a vibrant commercial location due to its strategic position and accessibility.

The extended ground floor comprises of a commercial premises currently operating as an Osteopathic and Sports Injury Centre. The ground floor premises consists of a reception area, 5 treatment rooms, kitchenette, two WC's and a low maintenance courtyard garden. The ground floor premises measures approx 1,039 sq. ft NIA.

The upper floors accommodate two well proportioned, self contained one bedroom flats which benefit from gas central heating. Both flats are modern and offer desirable living accommodation which is further supported by being local to the town centre and local transport links and amenities. Flat 1 measures 527 sq. ft GIA and Flat 2 measures 548 sq. ft GIA.

ACCOMMODATION

All measurements are taken in accordance with the RICS Code of Measuring Practice 6th Edition.

Ground floor commercial measures 96.52 sq. m (1039 sq. ft) NIA

Flat 1 residential measures 48.95 sq. m (527 sq. ft) GIA

Flat 2 residential measures 50.91 sq. m (548 sq. ft) GIA

EPC

Ground floor commercial premises EPC rating is C (56)

Flat 1 EPC rating is D (64)

Flat 2 EPC rating is C (69)

EPC's are available upon request and via data room.

TERMS

The property is fully occupied, generating a total annual rental income of £28,420.

The ground floor commercial premises generates an annual rent of £13,000. Let on a 10 year Lease which commenced in June 2021 with market rent reviews in June 2026 and June 2029.

Flat 1 generates an annual rental income of £7,380. It is let under an Assured Shorthold

Tenancy Agreement that commenced in August 2021 for an initial fixed term of 12 months. Following the expiry of the fixed term, the tenancy has reverted to a Statutory Periodic Tenancy.

Flat 2 generates an annual rental income of £8,040. It is let under an Assured Shorthold Tenancy Agreement that commenced in April 2025 for an initial fixed term of 12 months.

VAT

The Property is not opted to tax.

VIEWINGS

Wells McFarlane to accompany all viewings.

LEGAL COSTS

Each party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to



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