

TO LET/FOR SALE - OFFERS INVITED

THE LAWRENCE SHERIFF, 28-29 HIGH STREET, RUGBY, CV21 3BW



- Prominent location in Rugby town centre fronting High Street and Sheep Street
- Imposing three-storey building with a GIA of 18,237 square feet
- Previously operated as a public house benefitting from a 3am licence Thursday to Saturday
- Good sized open-plan ground floor trade area accommodating in excess of 100 covers
- The property will appeal to public house, bar, restaurant and retail operators
- Alternate use potential, subject to obtaining the necessary planning permissions
- The premises has residential development potential on the upper floors

Location

Rugby is a historic market town on the River Avon that is located approximately 13 miles east of Coventry and 28 miles south east of Birmingham.

The Lawrence Sheriff occupies a prominent position on the High Street in Rugby town centre, close to its junction with the A428 Lawrence Sheriff Street. The property is around 100 yards from Rugby School, one of the most prestigious independent schools in the UK.

Nearby operators include Pizza Express, Baked (artisan coffee shop), The Aviary Bar, The Rugby Hotel, amongst others.

Property Description

The property is an imposing 3-storey mid-terrace building of brick construction with block render elevations and it sits under a flat roof.

Accommodation and Virtual Tour

The current layout and configuration of the property is included in the floor plans on page 5.

There is a link to a virtual tour of the premises below.
<https://my.matterport.com/show/?m=cBR2PpQ28rN&help=1>=1&ts=1>

Ground Floor - good sized open plan trading area set around a central bar servery. Potential capacity for in excess of 100 covers. Additionally, there is an accessible WC, glass wash and storage areas.

Basement - large cellar with various stores.

First Floor - extensive ancillary accommodation including a large fully fitted commercial kitchen served by a dumb waiter, ladies' and gents' WCs, a staff office, staff room and staff toilets, together with a two-bed manager's flat and several sizeable storage rooms. A dedicated staircase from the High Street allows access to the upper floors without passing through the trading areas.

Second Floor - the second floor comprises a number of unused storage rooms, a dining area and two rooms previously used as a dance floor with associated WCs.

Flat Roof - at roof level, the property benefits from wide views over Rugby School and the surrounding area, alongside two structures: the upper section of the lift shaft serving all floors and a further enclosure housing plant equipment.

Floor Areas

The property has the following approximate gross internal areas:

GIA	Area (m ²)	Area (sq ft)
Basement	355	3,817
Ground Floor	442	4,761
First Floor	442	4,753
Second Floor	456	4,906
Total	1,695	18,237

Tenure

The property is available freehold or leasehold.

Freehold. Offers are invited for the freehold interest.

Leasehold. The premises are available by way of a new free of tie lease, subject to terms to be agreed. Rental offers are invited.

Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed. The building does lie within the Rugby Town Centre Conservation Area. For further information please contact the local authority. <https://www.rugby.gov.uk/planning-and-building-control>

Services

We are advised that the property is connected to all mains services.

Premises Licence

The property benefits from a premises licence permitting the sale of alcohol until 2am Sunday to Wednesday and 3am Thursday to Saturday.

Fixtures & Fittings

The sale / letting of the property will include trade fixtures and fittings which are in the absolute ownership of the landlord and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

Business Rates and Council Tax

The property is assessed as a 'Public House and premises' and the Rateable Value is £49,500.

VAT

VAT will be applicable on the sale / letting of this property.

EPC

An EPC has been requested.

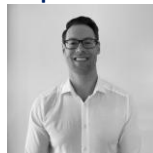
Viewings

All viewings are strictly by appointment only.

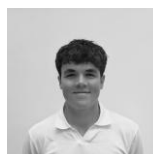
Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

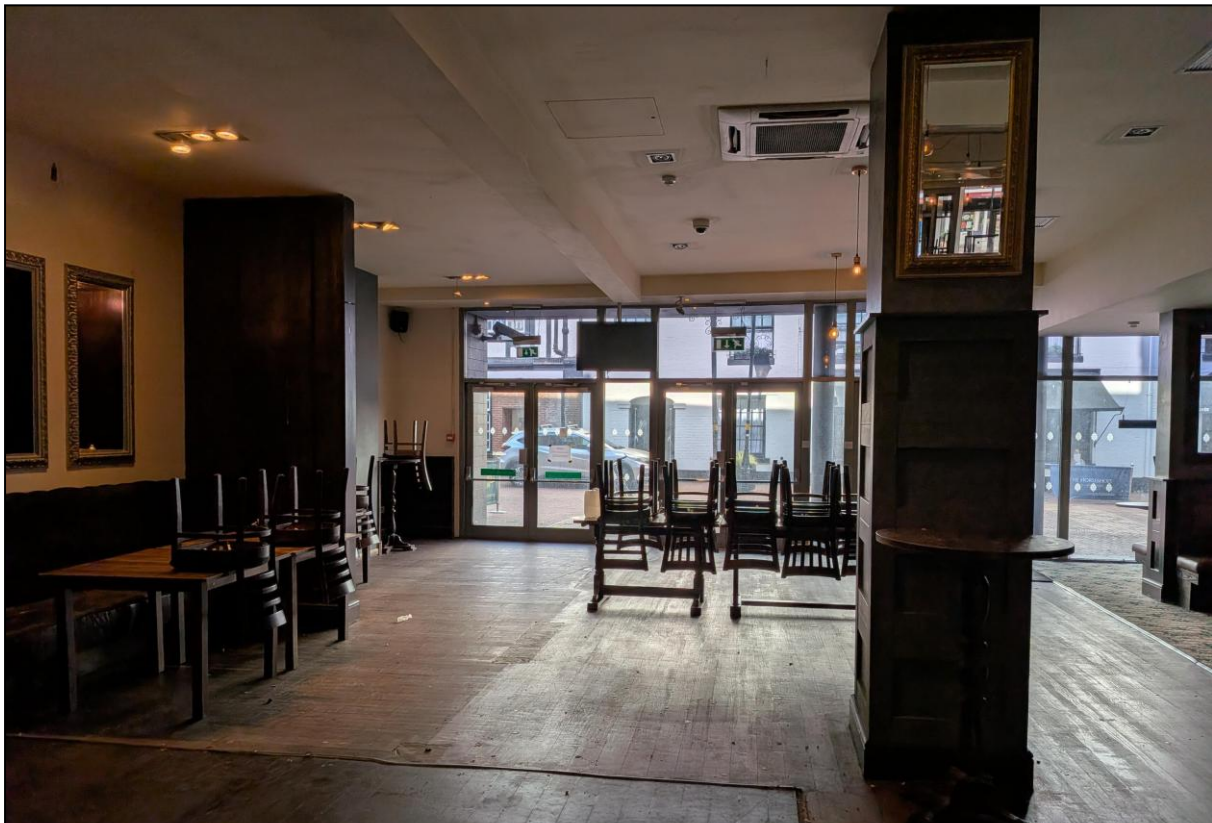
Enquiries



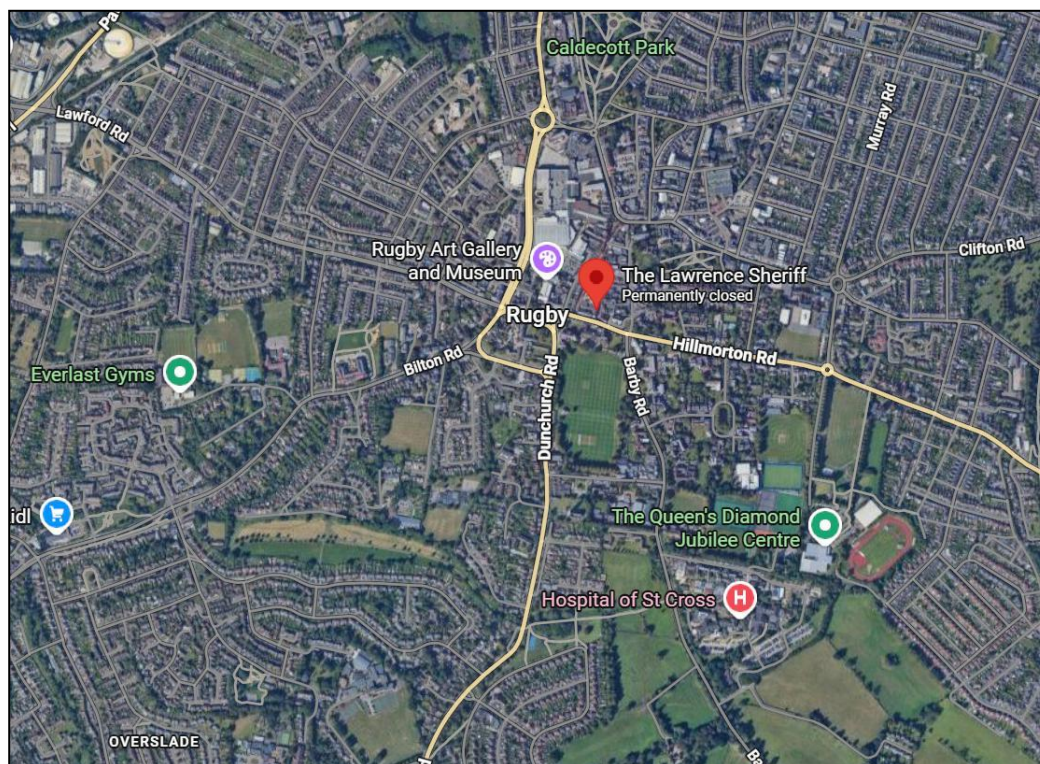
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Location Plan



Site Plan





GROSS INTERNAL AREA
TOTAL: 1,695 m²/18,237 sq ft
BASEMENT: 355 m²/3,817 sq ft, GROUND FLOOR: 442 m²/4,761 sq ft
FIRST FLOOR: 442 m²/4,753 sq ft, SECOND FLOOR: 456 m²/4,906 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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Our Services & Offices

