



All enquiries Ref: Callum Glenn

- Freehold Grade II Listed Building
- Former Licensed Bar/Premises
- Full Vacant Possession

#### Location:

The property holds a prominent town centre location close to Rugby Central Shopping Centre and a range of local facilities and amenities. There is a good mix of nearby occupiers that includes Barclays, NatWest, Hinkley and Rugby Building Society and other independent outlets and restaurants.

#### Description:

This licensed premises was previously a wine bar/pub with function spaces. Including the basement, it extends over three floors to some 3,340 sq ft. The property may be suitable for a variety of uses and prospective bidders must rely on their own enquiries as to permissions that may be required for intended use.

#### Accommodation:

Ground Floor 1,259 sq ft (116.9 sq m)  
 First Floor 1,139 sq ft (105.8 sq m)  
 Basement 942 sq ft (87.5 sq m)  
 Total 3,340 sq ft (310.2 sq m)

**EPC Rating:** tbc

#### VAT:

Please refer to special conditions of sale.

#### To view:

Strictly and only by prior arrangement with the auctioneers.

