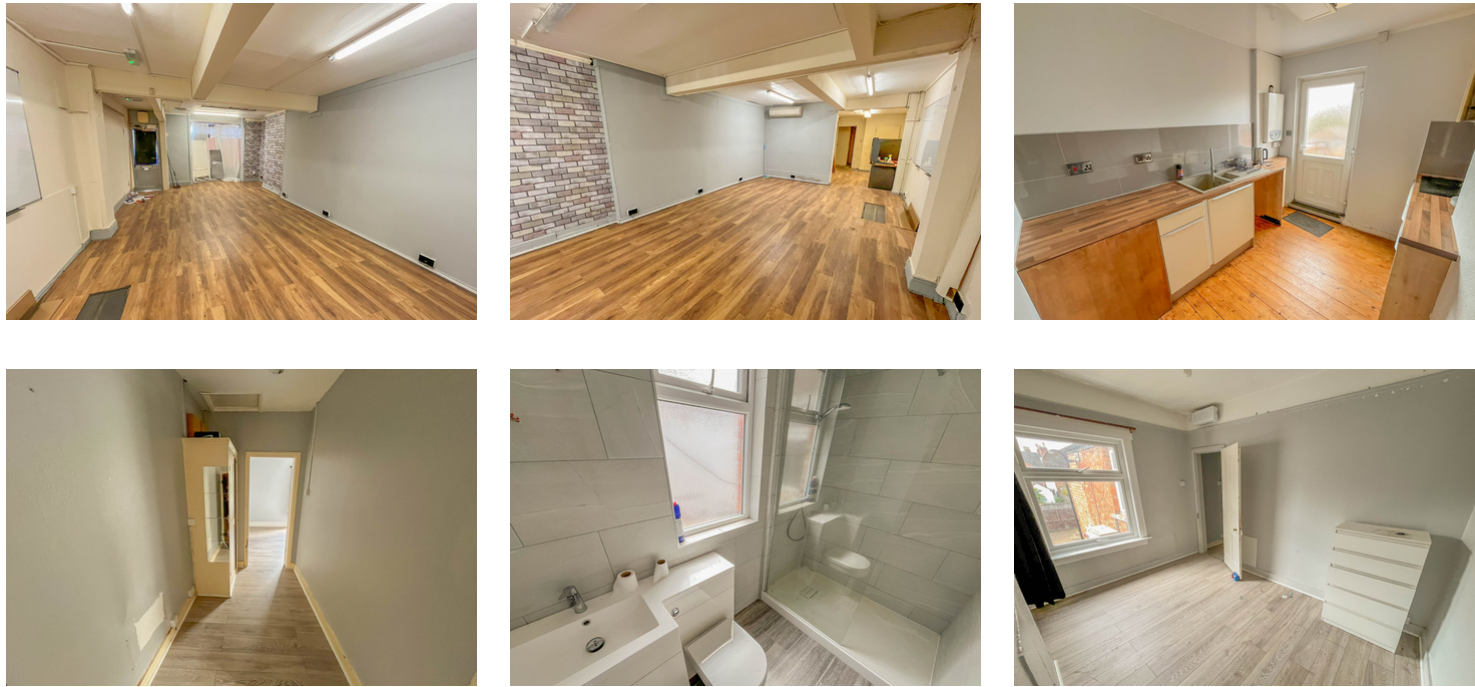




31 BRIDGET STREET

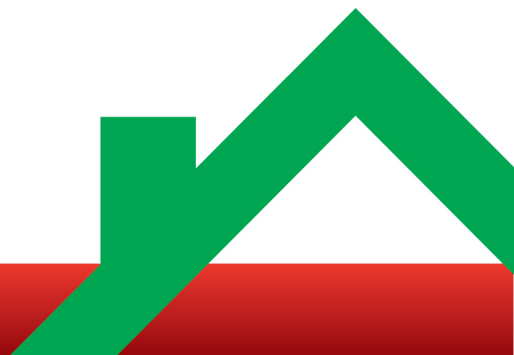
Offers Over £160,000 Freehold

NEW BILTON
RUGBY
WARWICKSHIRE
CV21 2BH



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this commercial multi purpose property which has approved planning permission for two one bedroom apartments (Application R25/0722 November 2025). The property is conveniently located for Rugby town centre and is of standard brick built construction with a tiled roof and benefits from mains services being connected (with the exception of gas).

There are a range of amenities available within the immediate area to include shops, hot food takeaway outlets, public house, recreational park, churches of several denominations and local schooling for all ages. Rugby town centre is within walking distance and offers a more comprehensive range of shops and stores, supermarket, library, bars and cafes and a good choice of restaurants.

Rugby railway station operates a regular intercity mainline service to Birmingham New Street and London Euston in under an hour. The property is also conveniently situated for access to the surrounding M1/M6/A5 and A14 road and motorway networks.

The property is set over two floors, with the ground floor currently being a shop with two well-proportioned rooms with room one having a bay window. There is a lobby with a useful storage cupboard, one w.c. fitted with a low flush w.c. and pedestal wash hand basin and a further w.c. fitted with a corner wash hand basin and low level w.c. Metal staircase rises to the first floor apartment. Planning is granted to convert the ground floor into a one bedroom apartment.

To the first floor, an entrance door gives direct access to the one bedroom apartment which provides a ready rental opportunity. The kitchen has space and plumbing for appliances and houses the wall mounted electric central heating boiler. Hallway one has doors off to the fully tiled shower room which is fitted with a double shower enclosure and vanity unit with inset wash hand basin and w.c. A second hallway has a large storage cupboard and gives access to the bedroom and lounge.

The one bedroom apartment on the first floor benefits from electric heating and double glazing. The ground floor currently has no heating. The property also benefits from a new roof, installed within the last 4 years.

Externally, to the front is a small fore garden. to the rear, the former garden has been concreted and can be accessed via wooden gates to provide off road parking.

Early viewing is highly recommended to avoid missing out on this rare investment/development opportunity. The property is being sold with vacant possession and has no onward chain.

EPC listed is for the first floor apartment as is the gross internal area shown below.

Gross Internal Area: approx. 51 m² (548 ft²).

AGENTS NOTES

Council Tax Band 'A'.
What3Words: ///axed.scared.dices

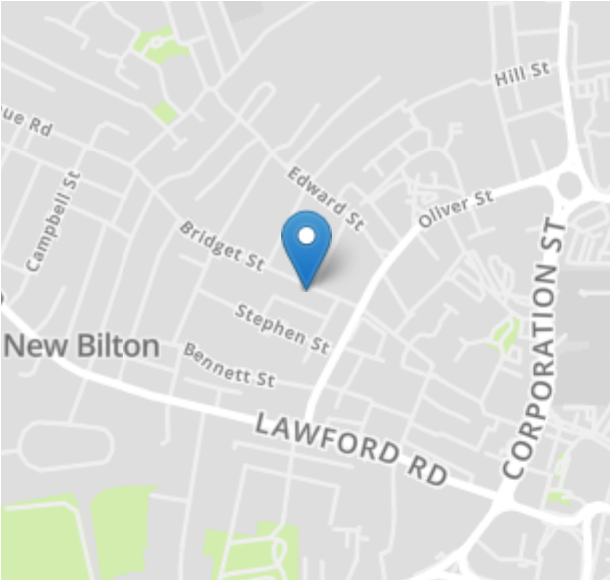
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

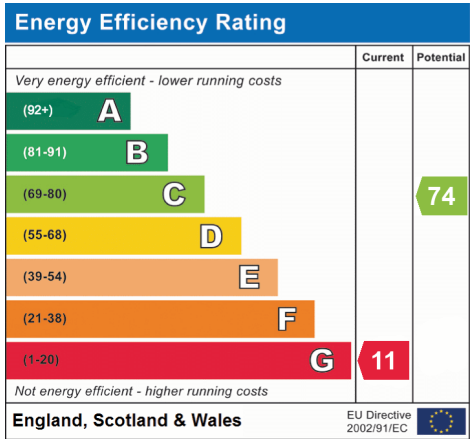
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Commercial Multi Purpose Property**
- **Conveniently Located for Rugby Town Centre**
- **Ground Floor Shop Area with Planning for One Bedroom Apartment**
- **First Floor One Bedroom Apartment**
- **Double Glazed and Electric Heating to the First Floor Apartment**
- **Gated and Concreted Rear Garden Suitable for Off Road Parking**
- **Planning Application Number R25/0722**
- **No Onward Chain, Rare Investment/Development Opportunity**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

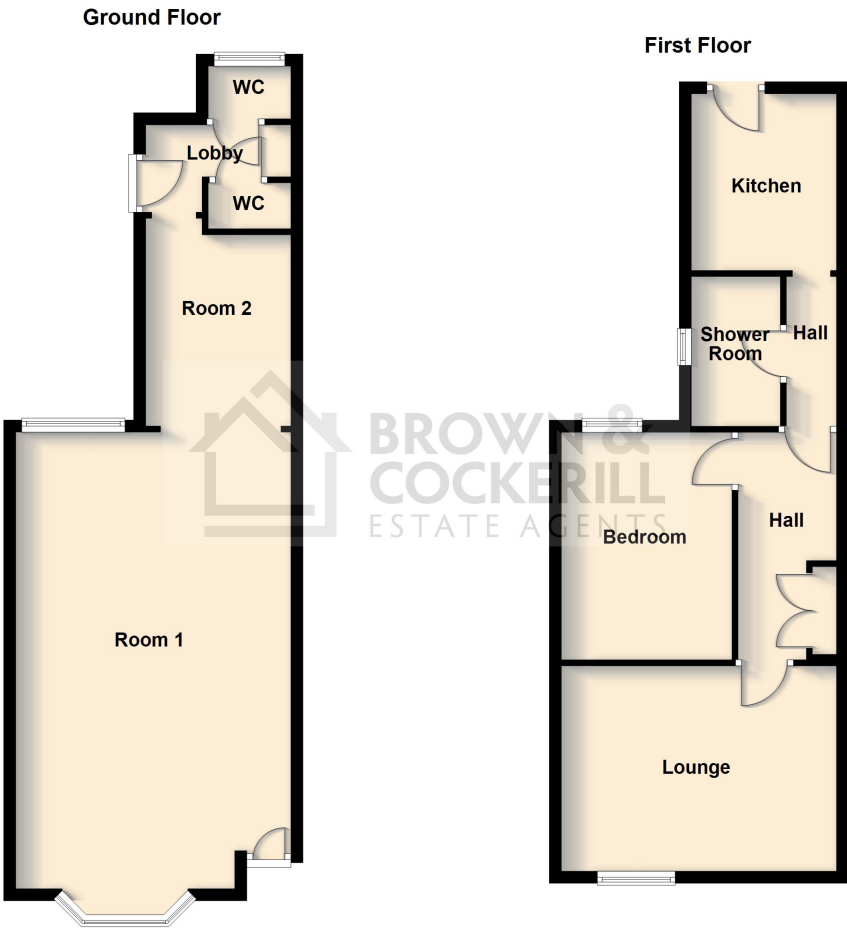
Ground Floor

- Shop Room One**
24' 10" x 13' 8" (7.57m x 4.17m)
- Shop Room Two**
12' 1" x 7' 11" (3.68m x 2.41m)
- Lobby**
7' 11" x 6' 0" (2.41m x 1.83m)
- W.C. One**
4' 10" x 2' 6" (1.47m x 0.76m)
- W.C. Two**
4' 10" x 2' 6" (1.47m x 0.76m)

First Floor

- Kitchen**
9' 11" x 7' 11" (3.02m x 2.41m)
- Hallway One**
8' 1" x 2' 7" (2.46m x 0.79m)
- Shower Room**
8' 2" x 4' 10" (2.49m x 1.47m)
- Hallway Two**
12' 6" x 5' 5" (3.81m x 1.65m)
- Bedroom**
12' 5" x 9' 4" (3.78m x 2.84m)
- Lounge**
15' 3" x 11' 2" (4.65m x 3.40m)

FLOOR PLAN



IMPORTANT INFORMATION
We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.