



Showroom/Former Nightclub

16 - 18 High Street, Rugby, Warwickshire, CV21 3BG

Rugby High Street Retail, Bar/Nightclub and Development opportunity



Key Features

- Ground Floor Retail and stores 862sm 9250sf. First and Second Floor 703sm 7567 sf.
- Central pedestrianised High Street location on main retail and entertainment circuit.
- Extensive mainly open plan accommodation on ground and first floor.
- Includes 2 bedroom manager's flat at first floor.
- Development / Investment opportunity for a range of commercial uses.

Location

The property is located within the heart of Rugby town centre on the pedestrianised High Street. Lawrence Sheriff Street which feeds into the ring road is within 100 yards and there is a rear access to the loading bay from Little Church Street. The unit forms part of the retail and evening circuit in the town and the famous Rugby public school lies immediately to the south.

Description

The premises are of 2 and 3 storey construction with striking architectural brick detail to the front elevation. Furthermore the site benefits from a rear loading bay with access to both ground and first floors.

[Google Street View](#)

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For Sale Freehold £495,000

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Accommodation

Ground Floor: Open plan showroom with fully glazed shop front, a variety of general stores, offices, staff and accessible lavatory and 3 fire escapes to the side and rear. **First Floor:** Zinc, a former Nightclub, is located at first floor and is served by an entrance lobby from the High Street with reception area, cloakroom, stores and lift. A main stairwell provides access to the first floor and to the Nightclub reception and lift and to the front clubroom with central dance floor, seating booths and DJ console. The main and larger trading area lies to the rear, again with central dance floor, leatherette and button backed seating booths, 2 bar serveries and DJ booth. Both trading areas are serviced by separate customer lavatories, with an accessible lavatory off the main reception. To the rear of the main clubroom is a service corridor providing access to bottle stores, staff changing and welfare facilities, beer cellar with lift to the ground floor beer cellar and managers office. In addition there is a 2 bedroom managers flat. **Second Floor:** Plant room, redundant offices and stores.

A survey has been made available which confirms the below areas. These areas are for indicative purposes only and should not be relied upon. Buyers should carry out their own surveys and measurements.

Ground Floor Retail and stores 862sm 9250sf

**First and Second Floor 703sm 7567 sf.
Total Gross internal areas 1565sm 16847sf**

Development Potential

Over recent years the property has been used as both a showroom and previously a Walkabout bar on the ground floor and as a Nightclub at first floor. As a result and due to the location and scale of the building, the site has scope for a variety of commercial development / investment options. The plans within this brochure are provided as a guide and are indicative only. They are not a wholly accurate representation of the existing floor layout.

Tenure

The property is held under title number WK375877 and is freehold available with the benefit of vacant possession.

Services

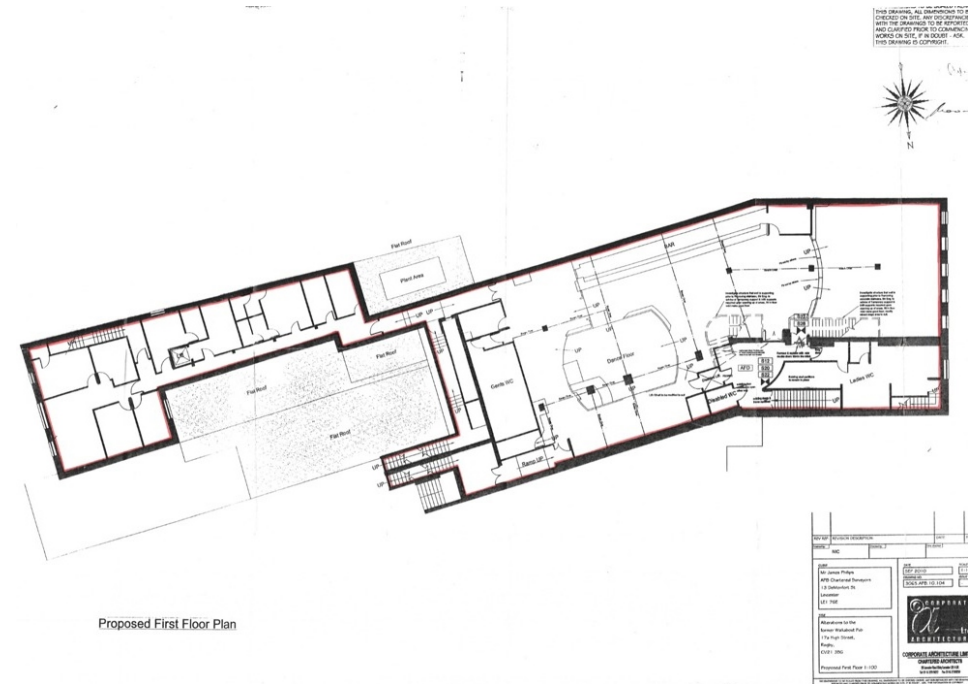
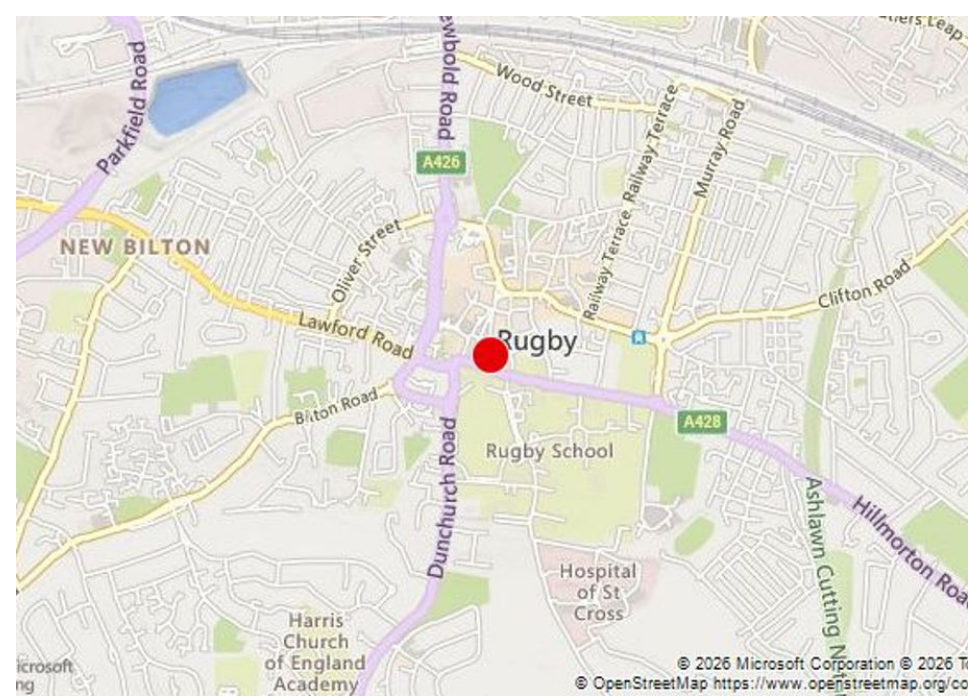
We are informed that all main services are connected to the property.

Licences

We are informed that the former Nightclub at first floor benefits from a Premises Licence permitting the sale of alcohol from Monday to Saturday inclusive from 10:00am to 5:30am and Sunday from 12:00 noon to 5:30am.

Town and Country Planning

The property is not listed but lies within Rugby Conservation Area.



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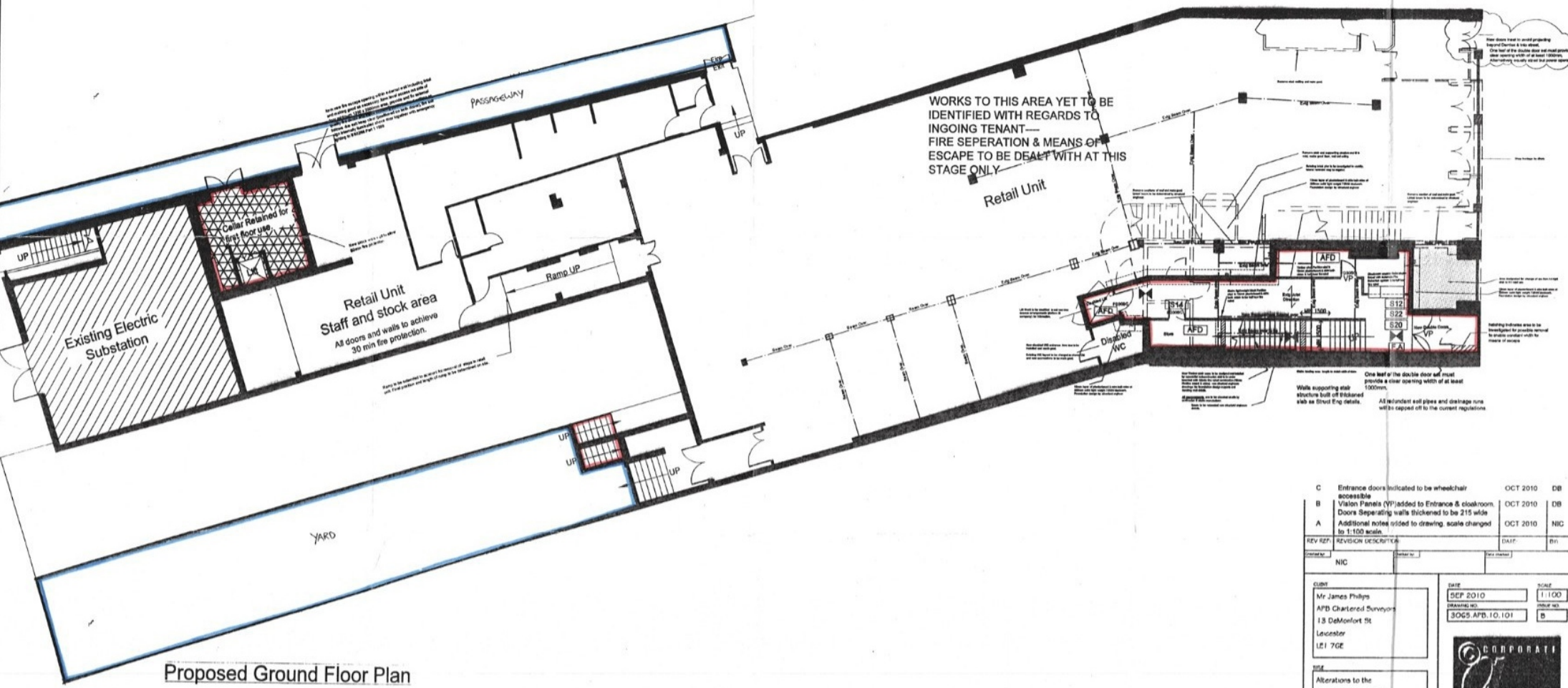
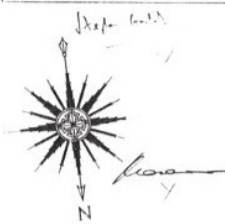


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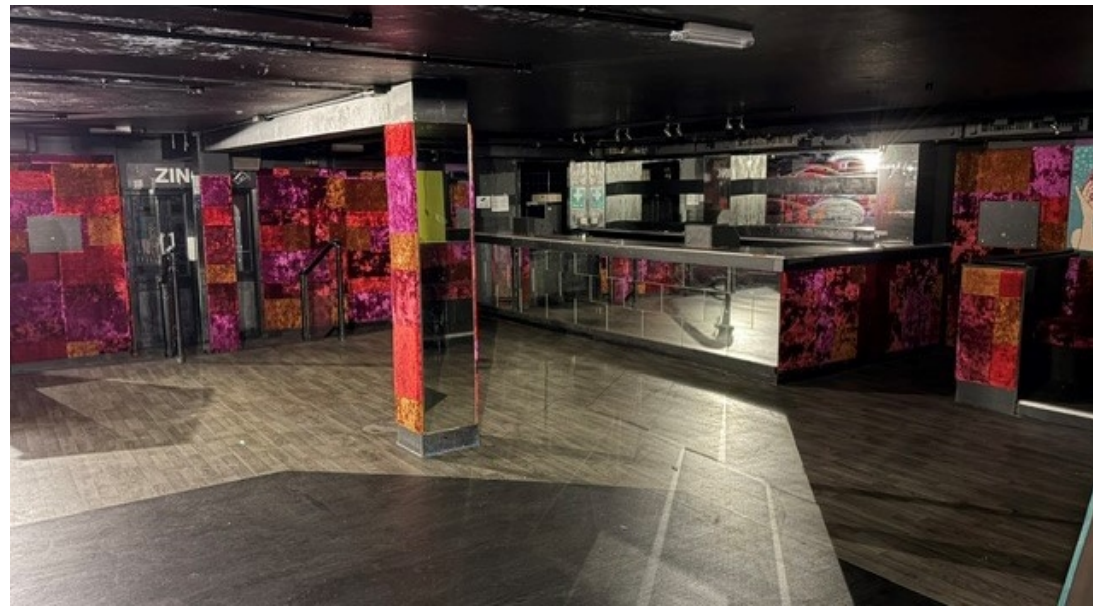
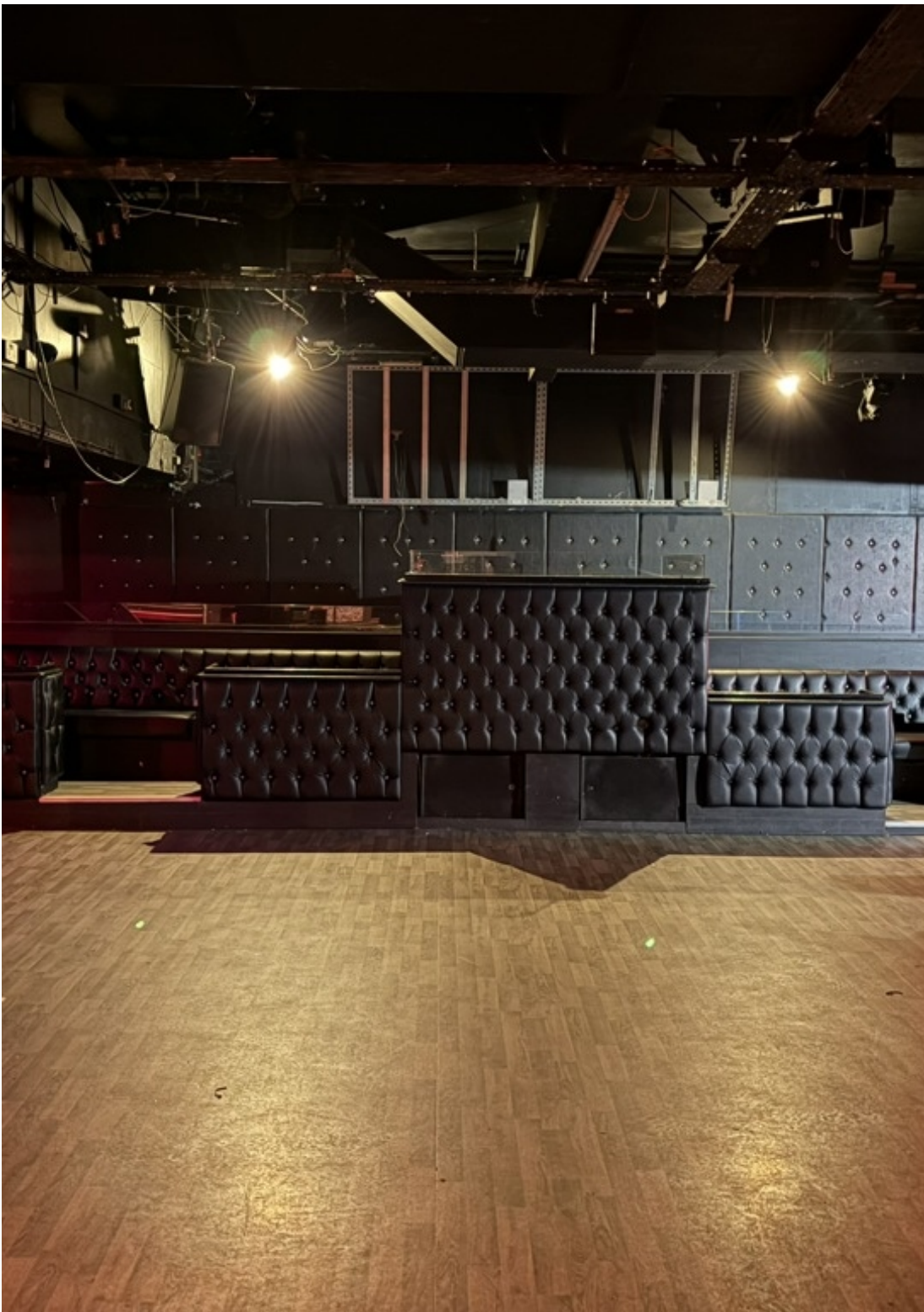
Proposed Ground Floor Plan

C	Entrance doors indicated to be wheelchair accessible	OCT 2010	DB
B	Vision Panels (VP) added to Entrance & cloakroom. Doors Separating walls thickened to be 215 wide	OCT 2010	DB
A	Additional notes added to drawing, scale changed to 1:100 scale.	OCT 2010	NIC
REV	REV	DATE	BY
	NIC		
CLIENT Mr James Philps APB Chartered Surveyors 13 DeMontfort St Leicester LE1 7GE		DATE SEP 2010 DRAWING NO. 3065 APB.10.101	SCALE 1:100 INDEX NO. 5
TITLE Alterations to the former Walkabout Pub 17a High Street, Rugby, CV21 3DG			

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Business Rates

Ground Floor RV £40,750. First Floor Former Nightclub RV £29,000, with effect from April 2026.

EPC

An EPC will be made available to inspect. The property has an EPC rating of Band C at both ground and first floors.

Terms

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

Money Laundering

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

For more information or to book a viewing please contact:

Matthew Phillips

The Agents for themselves and for the Vendors or Lessors of the property(ies) confirm that: a) The sales particulars are produced for the guidance of interested parties and do not constitute any part of any offer or contract. b) Although believed to be correct, the accuracy of all descriptions and details is not guaranteed and should not be relied upon by intending purchasers or lessees who should satisfy themselves by inspections and enquiries as to their correctness. c) The Agents do not have any authority to make any representation or warranty whatever in relation to the properties or businesses to which these sales particulars relate.
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