

TO LET

67 Manor Road, Rugby CV21 2TQ

Rent: £8,000 per annum exclusive

- Ground Floor Retail Unit
- Located in a residential Area
- Return Frontage
- NIA – 36.67 sq m (416 sq ft)

VIEWING: By appointment with George and Company Surveyors on **01788 554455.**

George and Company (Surveyors) Limited
62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455
Email: agency@georgeandcompany.co.uk
Website: www.georgeandcompany.co.uk

Registered in England No. 7132697

George & company
chartered surveyors

RICS™
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Location
The property is situated on the corner of Manor Road and Holbrook Avenue. The surrounding properties are of Victorian terrace stock and remains a strong residential area.

Rugby is situation 35 miles to the south-east of Birmingham and 80 miles to the north of London. Junction 1 of the M6 is approx. 3 miles to the north, and access to other major motorway network including M1, M40 and A14 are all within easy reach

Description
The property comprises of a ground floor retail unit with the benefit of basement storage.

Accommodation
The accommodation briefly comprises (GIA): -

RSA:	23.76sq m	(258 sq ft)
Basement:	14,91 sq m	(161 sq ft)

Services
We understand that mains' water and electricity are connected to the property.

Business Rates
The property has a rateable value of £3,350.

Planning
We understand that the property has planning for Use Class E.

Tenure
The property is to be let by way of a new lease on terms to be agreed at £8,000 per year.

Legal Costs
Each party will be responsible for their own legal costs in the transaction.

EPC
The property has an EPC rating of D and is valid until 19th June 2035

VAT
The owner reserves the right to charge VAT at the prevailing rate if so elected.

Viewing
Strictly and only by prior arrangement through the sole agents:

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