



TO LET

13 The Green, Bilton, Rugby
CV22 7LZ

Rent: £11,750 per annum exclusive

- Ground Floor Studio
- Village Location
- Class E use
- NIA: 74.14 sq. m (798 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
Regulated by RICS

Location

The property is located within a private courtyard, on The Green in the centre of Bilton Village. Bilton is a popular village with a range of local shops and amenities, which lies to the southwest of Rugby.

Description

The premises comprises a recently refurbished single storey multi use studio, previously used as a physiotherapy clinic. The building is split into two parts and can be used independently one another.

Accommodation

The accommodation briefly comprises:-

Lobby	05.22 sq m	62 sq ft
Reception	05.77 sq m	56 sq ft
Room 1	09.76 sq m	105 sq ft
Room 2	12.44 sq m	133 sq ft
Storage	05.37 sq m	58 sq ft
Utility	07.37 sq m	79 sq ft
Hall	28.31 sq m	305 sq ft
WC		

Services

We understand that mains electric, water and drainage services are connected to the premises.

George and Company have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

Energy Performance Certificate

The energy efficiency rating is 118(E). A copy of the report is available on request.

Business Rates

The rateable value in the 2023 Rating List is £3,700.

Planning

We understand that the premises have planning permission for Class E use.

Tenure

Available by way of a new effective Full Repairing & Insuring lease on terms to be agreed, at a commencing rent of £ 11,750 per annum exclusive.

Legal Costs

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

Value Added Tax

VAT will be charged on the rent at the prevailing rate.

Viewing

Strictly and only by prior arrangement through the sole agents:

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