



TO LET

**30B The Green, Rugby,
CV22 7LY**
Rent: £13,500 per annum

- Ground Floor Retail Unit
- Village Location
- Class E Retail Use
- NIA: 52.86sq m (569sq 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


RICSTM
Regulated by RICS

Location

The property is located in a prominent position on the green in the centre of Bilton Village.

Bilton is a popular village with a good range of local shops and amenities, which lies to the southwest of Rugby.

Description

A self-contained ground floor retail unit with prominent shop front onto a busy main road location.

Access is shared with the next-door shop via a communal entrance. The property also benefits from a substantial window frontage onto the road.

Accommodation

The accommodation briefly comprises: -
Sales Area 52.86 sq m 569 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 EPC as we understand has an energy rating B

Business Rates

The rateable value in the 2023 Rating List is £9,300

Planning

We understand that the premises has planning permission for Retail Use.

Tenure

The property is by way of a new lease on terms to be agreed at a commencing rent of £13,500 per annum exclusive.

Legal Costs

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

Value Added Tax

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

Viewing

Strictly and only by prior arrangement through the sole agents:

George and Company (Surveyors) Ltd
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Rugby CV21 2PS
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