



# TO LET

2 Cross Lane, Braunston NN11 7HH

Rent: £8,000 per annum exclusive

- Ground and First Floor Office Suite
- Village Location
- Class E use
- NIA: 70.58 sq m (760 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](mailto:agency@georgeandcompany.co.uk)  
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Registered in England No. 7132697

 **George**  
& company  
chartered surveyors

  
**RICS**<sup>TM</sup>  
Regulated by RICS

## Location

The property is situated on the corner of Cross Lane within the village of Braunston. Local village amenities are located within walking distance on High Street.

Braunston is located on the A45, approximately 8 miles from Rugby and 4 miles from Daventry.

## Description

The premises provide ground floor and first floor open plan office accommodation.

## Accommodation

The accommodation briefly comprises:-

Ground Floor:	27.54 Sq m	(296 Sq ft)
First Floor:	45.30 Sq m	(488 Sq ft)

## 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

An EPC has been requested and will be available on completion of a new lease.

## Business Rates

The rateable value in the 2023 Rating List is £5,900 and the rates payable for the year 2023/24 are £2,944.10.

## Planning

We understand that the premises has planning permission for Class E Use.

## Tenure

Available by way of a new equivalent Full Repairing & Insuring lease on terms to be agreed, at a commencing rent of £8,000 per annum exclusive.

## Legal Costs

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

## Value Added Tax

The owner reserves the right to charge VAT on the rent, if so elected.

## Viewing

Strictly and only by prior arrangement through the sole agents:

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