

rainbow

Tea At Rainbows

01788
81 6386

Rainbow
Wedding Shop
(Showroom Upstairs)

- Party & Event Decor
- Table Linen
- Chair Covers
- Stationery

www.rainbowweddingshop.co.uk



STATUS
ALARMS
Fire and Security
0800 195 2295

572

P Mon-Sat
8 am to 6 pm
1 hour
No return
within 2 hours

FOR SALE

35 The Green, Bilton, Rugby
CV22 7LZ

Guide Price: £185,000

- Two Storey Retail/Office Premises
- Popular Village Location
- Class E use
- NIA: 73 sq. m (786 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


RICSTM
Regulated by RICS

Location

The property is located in the popular position of Bilton village, within a parade of retail property.

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

Description

The premises comprise two storey retail/office building in a popular retail position. With open plan ground floor area with split levels, the first floor has previously been used as offices and ancillary space.

Accommodation

The accommodation briefly comprises:-

Ground Floor Retail	37 sq m	398 sq ft
Kitchen	5.8 sq m	62.5 sq ft
WC		

First Floor Offices	30 sq m	323 sq ft
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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 property has an energy rating of 75 (C). The certificate expires April 2033.

Business Rates

The rateable value in the 2023 Rating List is £7,200.

Planning

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

Tenure

The property is freehold and will be sold with vacant possession.

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

Tel: 01788 554455

Email: agency@georgeandcompany.co.uk

