



TO LET

116 Hillmorton Road, Rugby CV22 5AL

Rent: £18,000 per annum exclusive

- Two storey mixed use retail and residential accommodation
- Part of local parade on main arterial road
- Class E use
- NIA: 90.12 sq m (970 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 part of a busy local shopping parade on the Hillmorton Road (A428) in Rugby, Warwickshire.

The Hillmorton Road is a main arterial route through Rugby, with the town centre, approximately 1 mile away.

Description

Comprising a 1950's two storey mid terrace building, with retail space on the ground floor and self-contained residential accommodation on the uppers. To the front of the property is communal customer parking and to the rear two private parking space. Currently utilised as a hair salon and would suit similar uses.

Accommodation

The accommodation briefly comprises:-

Ground Floor	43.20 sq m	(465 sq ft)
First Floor	46.90 sq m	(505 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

The energy efficiency rating is B46. A copy of the report is available on request.

Business Rates

The rateable value in the 2023 Rating List is £9,100 and the rates payable for the year 2024/25 are £4,540.90.

Planning

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

Tenure

Available by way of an assignment of the existing lease, expiring May 2030 at a passing rent of £18,000 per annum exclusive. Alternatively a new lease may be available or a lease of the ground floor only, terms to be agreed.

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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