



For Sale

**Ufton Garage, Southam Rd,
Leamington Spa CV33 9PF
Guide Price: £895,000**

- Well positioned car sales site, with workshops, self-contained retail unit and 2 bedroom bungalow with double garage.
- Attractive Village Location on the A425
- Planning permission in principal granted for 6 dwellings
- Site Area: approximately 0.36 acres

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 in the centre of Ufton Village fronting the A425 between Leamington Spa and Southam.

Description

The site comprises of the Ufton Garage, with roadside car sales pitch, sales office and workshops. The site includes a 2 bedroom bungalow and separate retail shop, previously operating as a café.

The retail unit comprises a single storey, flat roof building of traditional red brick construction.

The bungalow comprises 2 bedrooms, a kitchen and bathroom and an enclosed rear garden area.

Accommodation

The accommodation briefly comprises: -

Site Area	around 0.36 acres
Retail Unit	23.7 sq m (255 sq ft)
Bungalow	49.6 sq m (534 sq ft)
Double Garage	24.7 sq m (266 sq ft)

Forecourt Office	25.1 sq m (270 sq ft)
Kitchen/staff room	9.4 sq m (101 sq ft)
Workshop	35.0 sq m (377 sq ft)
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Services

We understand that mains electricity, 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.

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Business Rates

The rateable value in the 2023 Rating List is:

Ufton Garage: £10,750

Retail Store: £3,050

Bungalow: Band B

Planning

Planning permission in principal granted
For 6 dwellings

Tenure

The property will be sold freehold with vacant possession.

Legal Costs

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

Value Added Tax

The VAT position of the property is yet to be confirmed. The seller reserves the right to charge VAT if so elected.

Energy Performance Certificate

An EPC will be available.

Viewing

Strictly and only by prior arrangement through the sole agents:

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Rugby CV21 2PS

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BT 111
Rd. 41

