



TO LET

67 Manor Road, Rugby CV21 2TQ

Rent: £6,000 per annum exclusive

- Ground Floor Retail Unit
- Located in a residential Area
- Return Frontage
- NIA – 38.67 sq m (416 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



RICSTM
Regulated by RICS

Location

The property is situated on the corner of Manor Road and Holbrook Avenue. The surrounding properties are of Victorian terrace stock and remains a strong residential area.

Rugby is situation 35 miles to the south-east of Birmingham and 80 miles to the north of London. Junction 1 of the M6 is approx. 3 miles to the north, and access to other major motorway network including M1, M40 and A14 are all within easy reach

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Description

The property comprises of a ground floor retail unit with the benefit of basement storage.

Accommodation

The accommodation briefly comprises (NIA): -

RSA:	23.76 sq m	(258 sq ft)
Basement:	14.91 sq m	(161 sq ft)

Services

We understand that mains' water and electricity are connected to the property.

Business Rates

The property has a rateable value of £3,350.

Planning

We understand that the property has planning for Use Class E.

Tenure

The property is to be let by way of a new lease on terms to be agreed at £6,000 per year.

Legal Costs

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

EPC

The property has an EPC rating of D and is valid until 19th June 2035

VAT

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

Viewing

Strictly and only by prior arrangement through the sole agents:

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