



TO LET

**42 Main Street, Clifton Upon Dunsmore,
Rugby, CV23 0BH**

Guide Price - £13,500 per annum

- Ground Floor Retail Unit
- Popular Village Location
- Class E Use
- NIA: 35.05 sq m (377 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


RICS
Regulated by RICS

Location

The property occupies a prominent position within the centre of the village of Clifton upon Dunsmore.

Rugby is situated 35 miles to the south east of Birmingham and some 80 miles to the north of London. The town benefits from excellent communications with junction 1 of the M6 approximately 2 miles to the north of the town centre, junction 1 of the M45 approximately 2 miles to the south of the town centre and junction 18 of the M1 some 3 miles to the east of the town centre.

Description

The property comprises a ground floor retail unit with rear bin storage and a prominent window frontage on Main Street. The properties has previously been used a baked goods store and would suite a range of retail uses, subject to the relevant permissions.

Accommodation

The accommodation briefly comprises (NIA): -

Ground Floor Retail Premises

RSA: 17.3 sq m (186 sq f)

W.C.

Kitchenette: 1.75 sq m (188 sq f)

Kitchen: 16 sq m (172 sq f)

Business Rates

The rateable value in the 2026 Rating list is £5,900 per annum.

Services

We understand mains water, electricity and drainage are connected to the property.

Planning

We understand that the current permitted use for the Premises is Class E.

Tenure

The property is available leasehold for an annual rent of £13,500 exclusive of VAT.

Energy Performance Certificate

The property has an energy efficiency rating of (D) valid until 3 May 2030.

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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Rugby CV21 2PS

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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.

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