



FOR SALE

14 Bilton Road, Rugby, CV22 7AB

Offers Over: £760,000 Freehold

- Licenced HMO Investment Property with 14 Bedrooms Including a Self-Contained Flat
- Prominent Town Centre Location
- Sui Gennaris Use
- Approximately £85,400 Gross Annual Income

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 building is located on the outskirts of Rugby town centre, on the Western side of the gyratory system (the A426).

Rugby resides approximately 35 miles from Birmingham and 13 miles from Coventry. The town is well connected by rail and has direct trains to and from Birmingham, Northampton and London Euston; it also lies close to the M1 and M6 motorways as well as the A45, A5 and A14 arterial routes

Description

The property is thought to originally date from the early 19th Century and comprises a detached period town house constructed of Victorian red-brick and slate tiles on a pitched roof. The property is currently used as a 14-Bedroom HMO and a self-contained flat.

Accommodation

The accommodation briefly comprises (GIA): -

Entrance lobby, Various Bedrooms and Living accommodation: 486 sq. m (5231 sq. ft)

Council Tax

More information is available on request

Services

We understand that mains water, gas, electricity and drainage are connected to the property or available nearby.

Planning

The property is understood to have Sui Generis use and benefits from an active HMO licence.

Energy Performance Certificate

The property has an energy efficiency rating of 107 (D)

Occupations

The property is let to a range of occupants and generates an approximate gross annual income of £85,400. A tenancy schedule can be made available upon request.

Price

Offers are invited for the freehold interest at a Guide Price of £760,000.

Legal Costs

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

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:

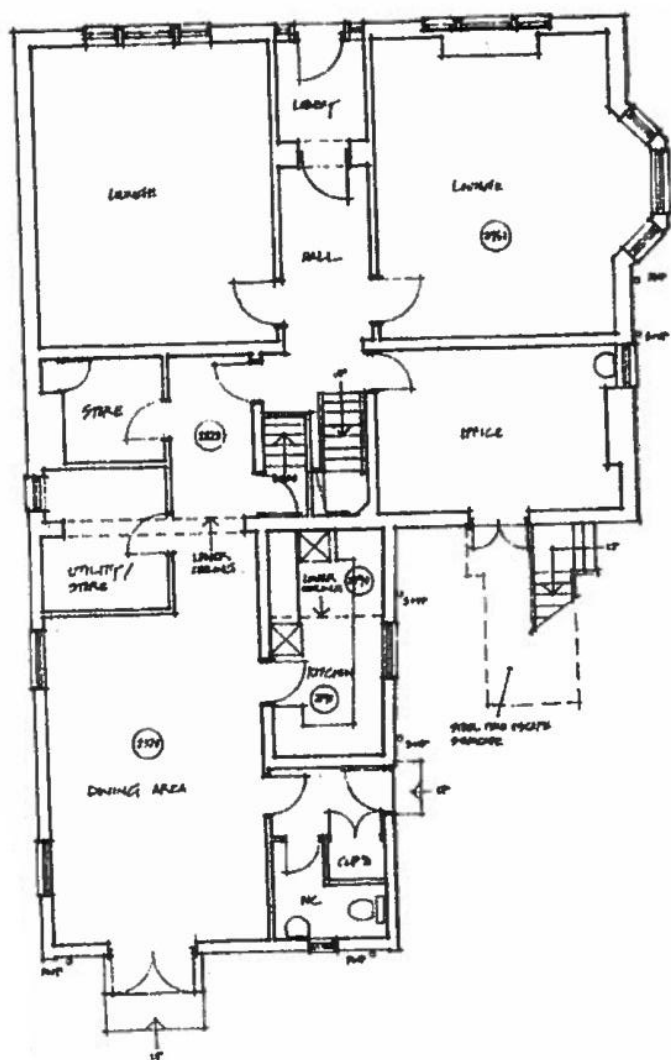
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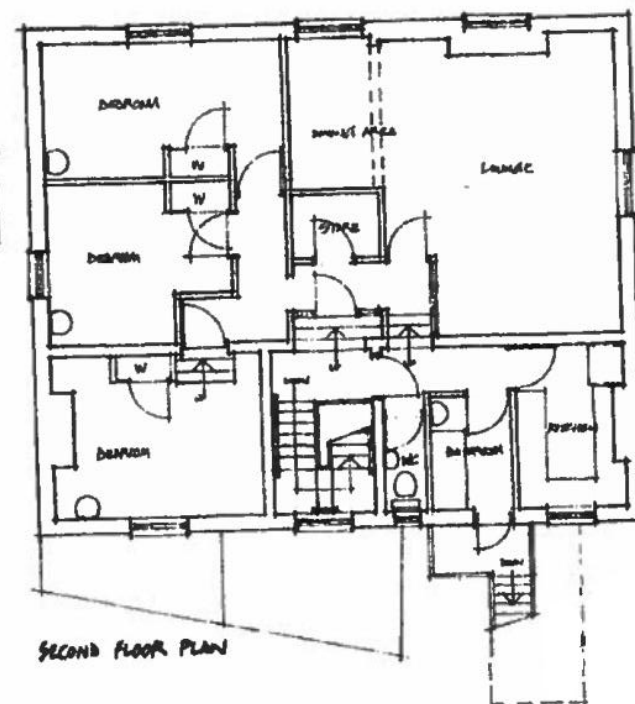
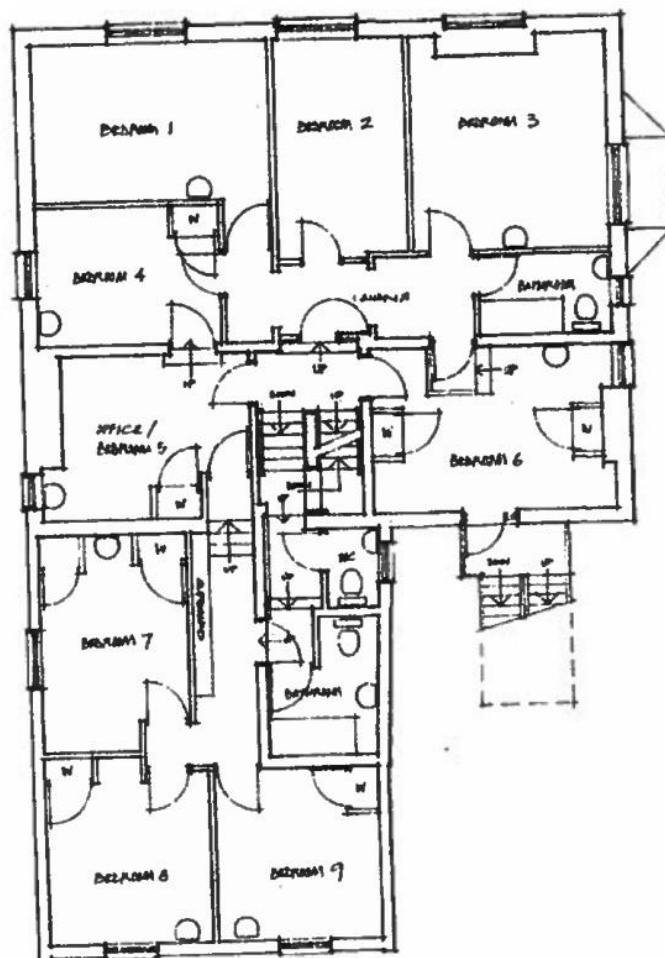
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GROUND FLOOR PLAN



SECOND FLOOR PLAN