



FOR SALE

6-8 Blackwood Avenue, Rugby,
CV22 7ER

Offers over £140,000

- Ground Floor Retail Unit
- Investment Opportunity
- Class E Use
- NIA: 142.6 sq m (1535 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 located in Blackwood Avenue, in the area of Bilton, a densely populated residential suburb of Rugby.

Nearby occupiers include a Hairdresser and Takeaway.

Description

The property comprises a retail unit on the ground floor of a residential complex. The property benefits from a prominent frontage facing Blackwood Avenue.

Accommodation

The accommodation briefly comprises:-

| | | |
|-------------|-----------|---------------|
| Retail Area | 115 sq m | (1,238 sq ft) |
| Stores & WC | 27.6 sq m | (297 sq ft) |

Services

We understand that mains electricity, water and drainage 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.

Business Rates

The rateable value in the 2024 Rating List is £10,500.

Energy Performance Certificate

The property has an energy rating of 51(C). The certificate expires January 2028.

Planning

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

Tenure

The property is to be sold Leasehold, with around 118 years remaining.

The property is let on an occupational lease at a current rent of £14,000 per annum, more information is available upon request.

Legal Costs

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

VAT

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

Viewing

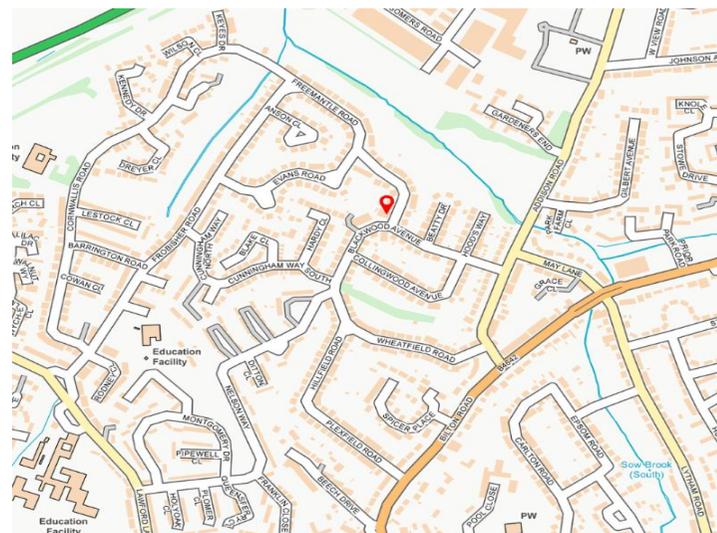
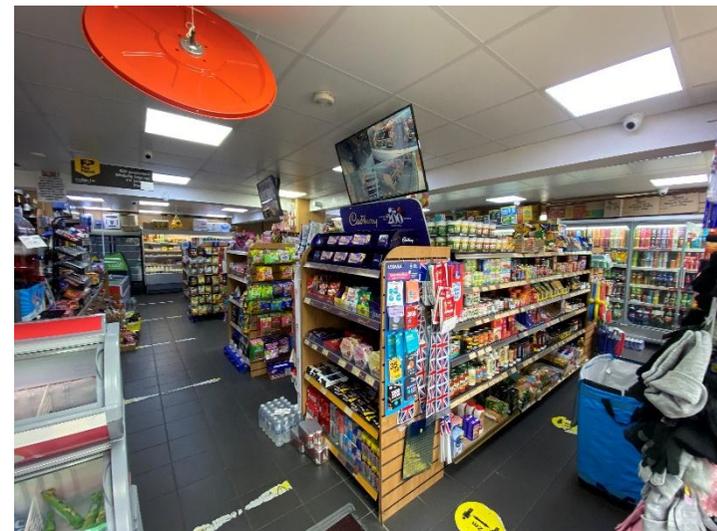
Strictly and only by prior arrangement through the sole agents:

George and Company (Surveyors) Ltd

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Rugby CV21 2PS

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