



TO LET

25 High Street, Braunston NN11 7HR

Rent: £12,000 per annum exclusive

- Ground Floor Retail Unit
- Village Location
- Class E use
- NIA: 88 sq. m (947 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 on the corner of High Street and Cross Lane in Braunston. A village position on the edge of Northamptonshire approximately 2 miles to the north of Daventry.

The village contains a range of local facilities to include general store, butchers, fish and chip shop, public houses etc. More major facilities can be found within Daventry town centre and within Rugby approximately 5 miles to the north.

The property occupies a corner position in the centre of the village in a well-established residential location amongst properties of varying ages and styles.

Description

The premises provide ground floor retail sales area and ancillary storage.

Accommodation

The accommodation briefly comprises:-

Retail Sales Area:	19.70 Sq m	(212 Sq ft)
Store:	24.80 Sq m	(267 Sq ft)
Preparation Space:	37:00 Sq m	(398 sq ft)
Staff Room:	06.50 Sq m	(70 Sq ft)

Services

We understand that mains electric, 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.

Energy Performance Certificate

The property has an EPC rating D (78). A copy is available on request.

Business Rates

The rateable value in the 2023 Rating List is £4,050.

Planning

We understand that the premises has planning permission for Class E Use.

Tenure

Available by way of a new equivalent Full Repairing & Insuring lease on terms to be agreed, at a rent of £12,000 per annum exclusive.

Legal Costs

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

Value Added Tax

The owner reserves the right to charge VAT on the rent, 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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