



# TO LET

**272 Hillmorton Road, Rugby,  
CV22 5BW**  
**Rent: £ 9,500 per annum**

- Ground floor self-contained Retail unit
- Class E (c) Retail Use
- NIA: 42.5 sq m (457 sq ft)
- Prominent Frontage on to Arterial Route to Town Centre

**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](mailto:agency@georgeandcompany.co.uk)

**Website:** [www.georgeandcompany.co.uk](http://www.georgeandcompany.co.uk)

Registered in England No. 7132697

 **George**  
& company  
chartered surveyors

  
**RICS**<sup>™</sup>  
Regulated by RICS

## Location

The property is located in a prominent position on the Hillmorton Road in the Paddox Parade in Hillmorton Village.

Hillmorton is a popular village with a good range of local shops and amenities, which lies to the south east of Rugby.

## Description

A ground floor retail unit of traditional construction with double fronted shop window.

## Accommodation

The accommodation briefly comprises: -

Sales Area	42.5 sq m	457 sq ft
Kitchen	2.7 sq m	29 sq m
WC		

## 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.*

## Energy Performance Certificate

The EPC has been instructed and will be available from the agent.

## Business Rates

The rateable value in the 2023 Rating List is £6,200

## Planning

We understand that the premises has planning permission for A1 General Retail Use.

## Tenure

The property is available by way of a new lease on terms to be agreed at a commencing rent of £9,500 per annum exclusive.

## Legal Costs

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

## Value Added Tax

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

62 Regent Street  
Rugby CV21 2PS  
Tel: 01788 554455  
Email: [agency@georgeandcompany.co.uk](mailto:agency@georgeandcompany.co.uk)

