



# TO LET

**352 London Road, Stretton on  
Dunsmore, Rugby, CV23 9HX**

**Guide Price - £95,000 per annum**

- Former Car Sales Site of Around 1.3 Acres
- Busy Main Road Location on A45 Between Rugby & Coventry
- May Suit Other Uses (subject to planning)
- Prominent Road Frontage of around 155 m (508 ft)
- Building Used as Offices & Workshop, Formerly a Showroom

**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 situated on the A45 between Rugby and Coventry and offers easy access from the M45/M1. The site is approximately 4 miles from Rugby town centre.

Rugby is a popular market town, recently acknowledged as the 7<sup>th</sup> fastest growing town in the country and fastest growing in the Midlands region. With a range of facilities and newly opened retail park, it is a popular location for industry due to its situation at the heart of the country and proximity to major road networks.

## Description

The subject premises offer a substantial roadside site, suitable for a range of uses, subject to planning consent.

Most recently used as cars sales with associated workshop and offices, the site has an expansive road frontage with prominent display opportunities.

## Accommodation

The accommodation briefly comprises (GIA): -

The accommodation comprises an open warehouse space, currently with small mezzanine.

The Gross Internal Area is -

Reception/Offices	73 sq m	786 sq ft
Workshop/Stores	231 sq m	2,487 sq ft
First Floor Offices	107 sq m	1,158 sq ft

The site area is around 1.3 acres; it is surfaced and enclosed by metal fencing. There are 2 gated accesses onto London Road.

## Services

We understand that mains' services are available nearby. Prospective purchasers should make their own enquiries regarding provision of services to the site.

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.

## Planning

We understand that the premises have planning permission for Sui Generis use as Car Sales.

A planning application may be required for continued use, or alternative uses.

## Tenure

The property is to be let by way of a new lease on terms to be agreed. Subject to lease length, the commencing rent is to be £95,000 per annum.

## Legal Costs

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

## EPC

An EPC report has been requested and will be available from George and Company upon completion.

## 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:

### George and Company (Surveyors) Ltd

62 Regent Street  
Rugby CV21 2PS

Tel: 01788 554455

Email: [agency@georgeandcompany.co.uk](mailto:agency@georgeandcompany.co.uk)

