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## To Let

30A The Green, Rugby,  
CV22 7LY

Rent: £14,000 per annum exclusive

- Ground Floor Retail Unit
- Village Location
- Class E Retail Use
- NIA 55.2 Sq m 594 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](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**  
Regulated by RICS

## Location

The property is located in a prominent position on the green in the centre of Bilton Village. Bilton is a popular village with a good range of local shops and amenities, which lies to the southwest of Rugby.

## Description

A self-contained ground floor retail unit with prominent shop front onto a busy main road location. Access is shared with the next-door shop via a communal entrance.

An open plan space is easily achievable as current layout is created only by simple stud partitions.

The property also benefits from a substantial window frontage onto the road.

## Accommodation

The accommodation briefly comprises:-

### Ground Floor:

Retail Sales Area:	28.7 sq. m	(308 sq. ft)
Consultation Room:	6.3 sq. m	(67 sq. ft)
Consultation Room:	7.1 sq. m	(76 sq. ft)
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.

## Business Rates

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 has planning permission for Retail Use.

## Energy Performance Certificate

The property has an EPC rating of C

## Tenure

The property is by way of a new lease on terms to be agreed at a commencing rent of £14,000 per annum exclusive.

## Service Charge

A service charge will be applicable to cover maintenance and services of the communal areas of the estate. Further details available on request.

## Legal Costs

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

## VAT

No VAT

## Viewing

Strictly and only by prior arrangement through the sole agents:

### **George and Company (Surveyors) Ltd**

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