



TO LET

155d Bilton Road, Rugby, CV22 7DS

Rent: £9,000 per annum exclusive

- Single Storey Retail Unit
- Currently used as a beauty clinic
- Free customer parking nearby
- NIA: 48.44 sq m (521 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

Part of a local parade in a mixed commercial and residential area, the property is located on the corner of Bilton Road and Buchanan road, to the southwest of Rugby Town Centre. Bilton Road is a main arterial route out of the centre of Rugby, providing easy access to the access to Junction 1 of the M6 and A45.

Description

A modern single storey retail unit recently used as a beauty clinic,
The layout consists of a reception area, 3 treatment rooms, storage and welfare facilities.

Free car parking is available next to the property.

Accommodation

The accommodation briefly comprises:-

NIA 48.44 sq m (521 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.

Energy Performance Certificate

An EPC has been requested and will be available on completion of a new lease.

Business Rates

The rateable value in the 2017 Rating List is £4,800 and the rates payable for the year 2022/23 are £2,395.20

Planning

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

Tenure

Available by way of a new effective Full Repairing & Insuring lease on terms to be agreed, at a commencing rent of £9,000 per annum exclusive.

Legal Costs

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

Value Added Tax

VAT will be charged on the rent at the prevailing rate.

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



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.