

TO LET

42 Main Street, Clifton Upon Dunsmore, Rugby, CV23 0BH

Guide Price - £10,000 per annum excl.

- Ground Floor Retail Unit
- Popular Village Location
- Class E Use
- NIA: 35.05 sq m (377 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

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Location
The property occupies a prominent position within the centre of the village of Clifton upon Dunsmore.

Rugby is situated 35 miles to the south east of Birmingham and some 80 miles to the north of London. The town benefits from excellent communications with junction 1 of the M6 approximately 2 miles to the north of the town centre, junction 1 of the M45 approximately 2 miles to the south of the town centre and junction 18 of the M1 some 3 miles to the east of the town centre.

Description
The property comprises a ground floor retail unit with rear bin storage and a prominent window frontage on Main Street. The properties has previously been used a baked goods store and would suite a range of retail uses, subject to the relevant permissions.

Accommodation
The accommodation briefly comprises (NIA): -

Ground Floor Retail Premises		
RSA:	17.3 sq m	(186 sq f)
W.C.		
Kitchenette:	1.75 sq m	(188 sq f)
Kitchen:	16 sq m	(172 sq f)

Business Rates
The rateable value in the 2026 Rating list is £5,900 per annum.

Services
We understand mains water, electricity and drainage are connected to the property.

Planning
We understand that the current permitted use for the Premises is Class E.

Tenure
The property is available leasehold for an annual rent of £13,500 exclusive of VAT.

Energy Performance Certificate
The property has an energy efficiency rating of (D) valid until 3 May 2030.

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:

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