



# FOR SALE

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

Guide Price - £375,000

- Ground Floor Retail & Self-Contained First Floor Flat
- Popular Village Location
- Class E Use
- RSA: – 17.3 sq m (186 sq f)
- GIA - 51.2 sq m (550 sq f)

**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 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 two-storey building providing a ground floor retail unit and a self-contained flat accessible to the side elevation.

## 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)

### First Flat Accommodation:

Living Room: 11.5 sq m (123 sq f)

Bedroom: 12.6 sq m (136 sq f)

Kitchen & Bathroom 9.4 sq m (101 sq f)

Landing 4.81 sq m (52 sq f)

Bedroom 2: 8.9 sq m (96 sq f)

## Business Rates

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

## Council Tax

The flat is in the local council tax band B.

## Services

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

## Tenure

The property is available freehold with vacant possession at a guide price of £375,000.

## 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:

## George and Company (Surveyors) Ltd

62 Regent Street  
Rugby CV21 2PS

Tel: 01788 554455

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



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