



Suites B and C, The Boot Inn, Grendon, Atherstone, CV9 2PG

To Let: £12,300 p.a. plus VAT / 32.24-102 sq m (347-1,098 sq ft)

HOWKINS &  
HARRISON

# Suites B and C, The Boot Inn Grendon, Atherstone, CV9 2PG

## Features

- Suite of offices available from 341 sq.ft. to 1,098 sq.ft.
- Flexible lease terms available
- One car parking space per suite plus street parking available
- CCTV on site
- Costa and Co-op nearby

## Price

Suite B: £645 pcm / £7,740 per annum

Suite C: £380 pcm / £4,560 per annum

Suites B & C together: £12,300 per annum

## Description

The Boot Inn offers high quality office space. They are available as a whole or in smaller suites.

There are communal kitchen and toilet facilities as well as a small private kitchenette within the suites.

Measurements of the individual spaces can be seen below:

Suite B - 53.0 sq m / 751 sq ft

Suite C - 32.2 sq m / 347 sq ft

The suites benefit from:

- Private office entrance off Boot Hill
- Parking
- CAT V cabling
- LED lighting
- CCTV
- High visibility off A5
- Double glazed windows to all offices

An additional studio is also currently available at a further rent.





## Location

The property is located on the corner of Watling Street and Boot Hill in the village of Grendon.

The offices are conveniently located adjacent to Grendon Co-Op.

The site has excellent transport links being only 2.4 miles from Junction 10 of the M42 and being located on the A5 which runs from the M42 to M69 and M1.

## Tenure & Possession

The offices are available on flexible new lease terms to be agreed. The leases are to be internal repairing only and will be outside the Landlord and Tenant Act 1954 in relation to security of tenure.

## Local Authority

North Warwickshire Borough Council

## Services

Each floor has an individual electricity supply and will be the responsibility of the tenant from occupation. Water is recharged to the tenants on a per floor basis. There is fibre cable available at the property for each tenant to arrange their own supply.

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## EPC

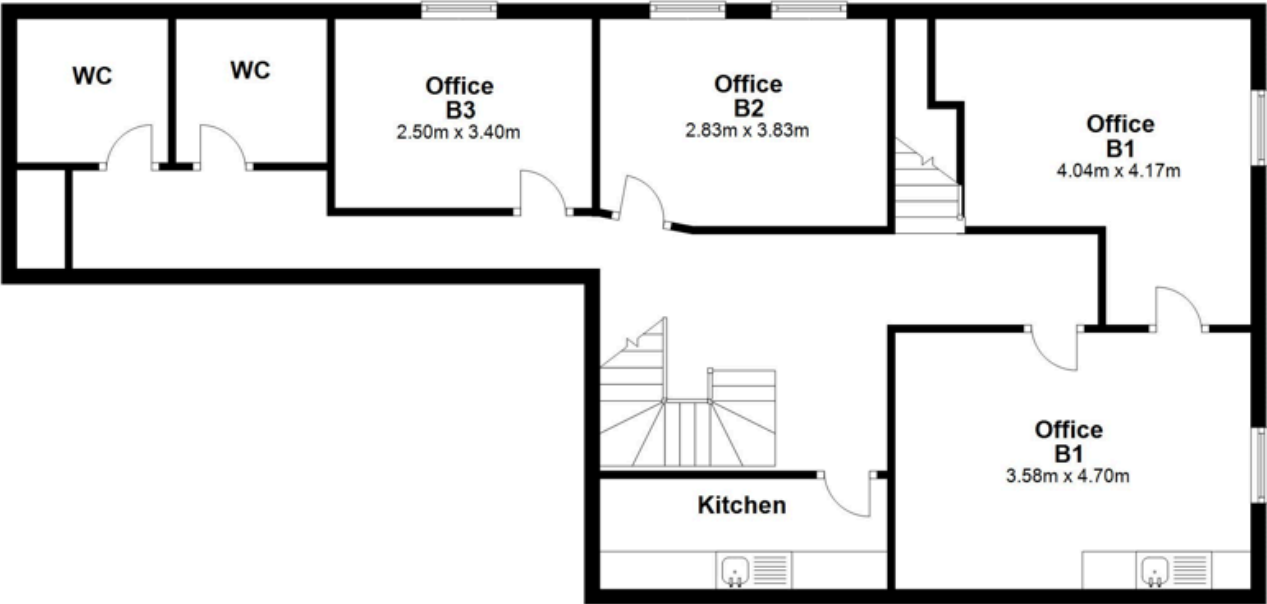
The current EPC for the property is C (62)

## VAT

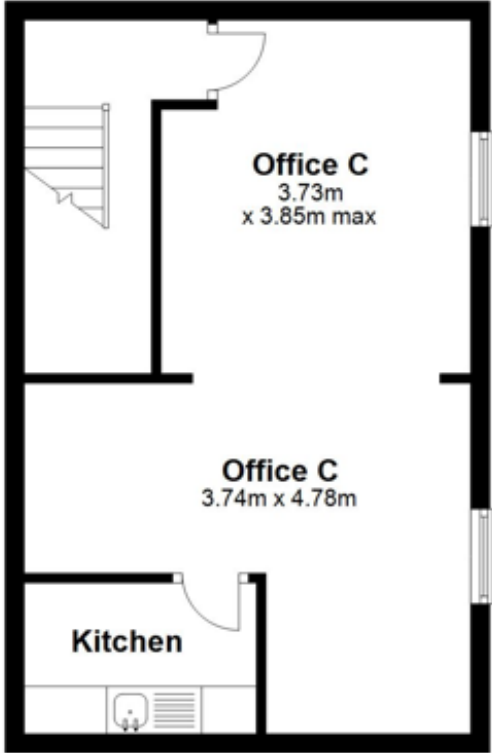
VAT is payable on the rent

Floor Plans

First Floor



Second Floor





## Service Charge

The current service charge for the Suites are as follows:

Suite B - £570 per annum

Suite C - £350 per annum

## Deposit

A deposit will be required to be held for the duration of the term.

## Planning

The property has planning permission for business use including financial and professional services and general offices.

## Business Rates

The current rateable value is £9,800.

This is made up of Suite B, C and the Studio which are also available.

## What3Words

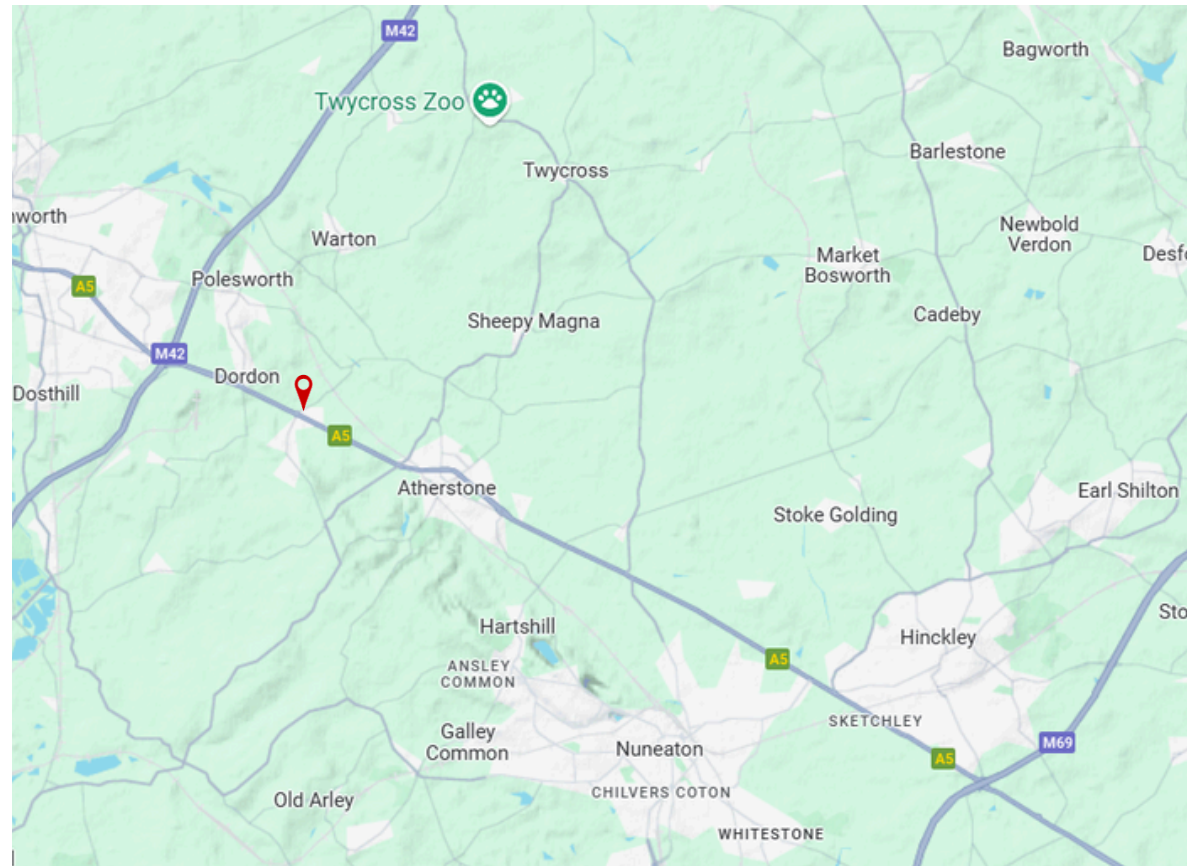
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## Viewing

Accompanied viewings only, Strictly by appointment with Howkins & Harrison.  
Please contact Philippa Dewes on 01827 721380 or  
philippa.dewes@howkinsandharrison.co.uk

## Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of an error, omissions or misdescriptions. The plan is for identification purposes only.



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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