



# TO LET

**26 The Green, Bilton, Rugby  
CV22 7LY**

- Village Retail Unit
- Arterial Road Location
- Class E Use
- NIA – 36.82 sq m (396 sq ft)

**Rent: £10,500 per annum exclusive**

**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



**RICS**<sup>TM</sup>  
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## Location

The property is located on the green in the centre of Bilton village.

Bilton is a popular village, lying to the south-west of rugby, boasting a wide range of local shops, services and amenities.

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## Description

The property comprises an end of terrace building over ground and first floor, which has been converted for commercial occupation. The property is of traditional construction with solid brick walls under a pitched slate roof.

## Accommodation

The accommodation briefly comprises (GIA): -

### Ground Floor

RSA	18.30 sq m	(197 sq ft)
WC		

### First Floor

Office 1	6.66 sq m	(72 sq ft)
Office 2	8.13 sq m	(88 sq ft)
Kitchen	2.23 sq m	(24 sq ft)

## Services

We understand that all main services are connected to the premises or available close by

## Planning

We understand that the property has planning for Use Class E.

## Tenure

The property is to be let by way of a new lease on terms to be agreed at £10,500 per year.

## Legal Costs

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

## EPC

The property has an EPC rating of D and is valid until 19<sup>th</sup> June 2035

## 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**

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Rugby CV21 2PS

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



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