



# For Sale

**Ufton Garage (Shop and Bungalow),  
Southam Rd, Leamington Spa  
CV33 9PF**

**Guide Price: £275,000**

- Retail Unit and Bungalow
- Attractive Village Location on the A425
- Possible Development Opportunity (subject to planning)
- Site Area: approximately 0.15 acres

**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**<sup>TM</sup>  
Regulated by RICS

## Location

The property is located in the centre of Ufton Village fronting the A425 between Leamington Spa and Southam.

## Description

The site includes a 2-bedroom bungalow and separate retail shop, previously operating as a café.

The retail unit comprises a single storey, flat roof building of traditional red brick construction.

The bungalow comprises 2 bedrooms, a kitchen and bathroom and an enclosed rear garden area.

## Accommodation

The accommodation briefly comprises: -

Site Area	around 0.15 acres
Retail Unit	23.7 sq m (255 sq ft)
Bungalow	49.6 sq m (534 sq ft)

## Services

We understand that mains electricity, 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.*

## Business Rates

Retail Store: £3,050  
Bungalow: Band B

## Planning

The site comprises various uses at present including car sales, workshop, retail and residential. Interested parties are advised to make their own enquiries of the local planning authority for their intended future use.

## Tenure

The property will be sold freehold with vacant possession.

## Legal Costs

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

## Value Added Tax

The VAT position of the property is yet to be confirmed. The seller reserves the right to charge VAT if so elected.

## Energy Performance Certificate

An EPC will be available.

## Viewing

Strictly and only by prior arrangement through the sole agents:

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Rugby CV21 2PS

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