

Paddox Hairdressers

Telephone: 01788 570311

Alex Lee
KITCHEN DESIGNER

The Original. The Best.
Wildas
Delicious,
nutritious meals.
EAT IN. TAKE AWAY.

FOR SALE

**260-260a Hillmorton Road, Rugby
CV22 5BW**

Guide Price: £450,000

- Investment Opportunity – Two Shops and Three Flats
- Fully Let with Re-Gearing Opportunities
- Long term occupations of both commercial & residential areas
- Prominent retail position on busy and popular local parade

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


RICSTM
Regulated by RICS

Location

The Paddock Parade is located on Hillmorton Road in the Hillmorton area of Rugby. The property can be located close to the corner of Dunsmore Avenue in a densely populated residential area.

Description

The property offers two self-contained retail units with three residential apartment units to the upper floor.

Thought to have been built circa 1900, the property has benefitted from a later addition.

Accommodation

The accommodation briefly comprises:-

Ground Floor

Shop 1 Retail Area:	98 sq m	1,055 sq ft
Stores	9.4 sq m	101 sq ft

Shop 2 (260A)	52 sq m	560 sq ft
---------------	---------	-----------

First Floor

Three self-contained one-bedroom apartments.

Occupations

The property will be sold subject to the existing occupations. We understand that the two commercial occupiers are "holding over" under the terms of their original leases. Therefore, subject to notices etc, new terms can be agreed.

The three residential apartments are each let on Assured Shorthold Tenancy agreements.

The total rent receivable is understood to currently be in the region of £33,820 per annum.

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Business Rates

The rateable value in the Rating List is £11,750 for 260 and £7,500 for 262A.

Council Tax Band is A for each apartment.

Services

We understand that all mains' 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.

Tenure

We are informed that the property is available Freehold and will be sold subject to the existing occupations on completion.

Energy Performance Certificate

EPCs have been commissioned and a copies of the reports will be available on request.

Legal Costs

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

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

