



FOR SALE

39 Clifton Road
Rugby
CV21 3PY



Guide Price £325,000 Freehold

- Vacant Possession Mixed Use Building
- Class E(a) Sale of Retail Goods & C3 Residential Use
- Redevelopment Potential

VIEWING: By appointment with George and Company
Surveyors on 01788 554455.

Regulated by RICS

62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455 Fax: 01788 541187

Email: info@georgeandcompany.co.uk Website: www.georgeandcompany.co.uk

George and Company (Surveyors) Limited. Registered in England No. 7132697



Location

The property is located in a popular secondary retail location of Rugby Town Centre, fronting Clifton Road and directly opposite Lawrence Sherriff School.

Description

The property comprises a mid-terrace ground floor retail unit and upper floor flat, with outdoor space to the rear.

The commercial element is in a shell condition ready for a new occupier's fit-out. The residential flat is in need of modernisation and has the potential to be split into two dwellings, subject to the necessary consents. The flat is accessed by a pedestrian entrance off Williams Street.

Accommodation

The accommodation briefly comprises: -

Retail Shop

Sales	76.10 sq m	819 sq ft
Stores	41.69 sq m	449 sq ft

WC

Flat

First Floor:

Kitchen	5.60m x 3.08m / 18'4" x 10'1"
Bedroom	4.24m x 4.25m / 13'11" x 13'11"
Lounge	4.32m x 6.20m / 14'2" x 20'3"
Bathroom	2.05m x 1.76m / 6'9" x 5'9"
WC	0.83m x 1.66m / 2'9" x 5'5"

Second Floor:

Room 1	5.67m x 4.30m / 18'8" x 14'1"
Room 2	4.69m x 3.08m / 15'5" x 10'1"
Room 3	3.62m x 3.08m / 10'5" x 10'1"

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.

Business Rates

The rateable value in the 2017 Rating List for the commercial area is £13,500.

The residential flat is thought to be assessed for council tax Band B. Please confirm through your own enquiries with the local authority.

Energy Performance Certificate

EPC's have been commissioned and will be available in due course.

Planning

We understand that the premises has planning permission for Class E(a) Sale of Retail Goods and C3 Residential use. Interested parties should confirm this with the local planning office at Rugby Borough Council.

Tenure

The property is available Freehold.

Price

Offers are invited with a guide price of £325,000

Legal Costs

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

VAT

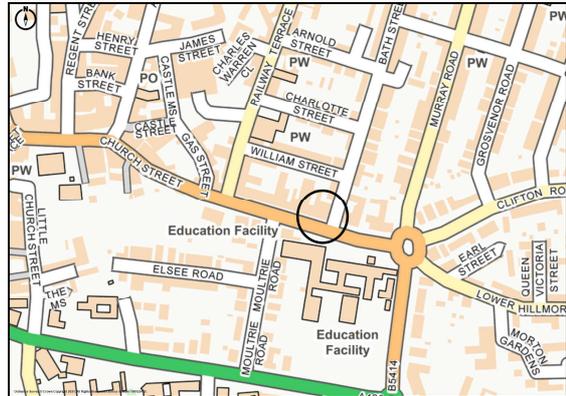
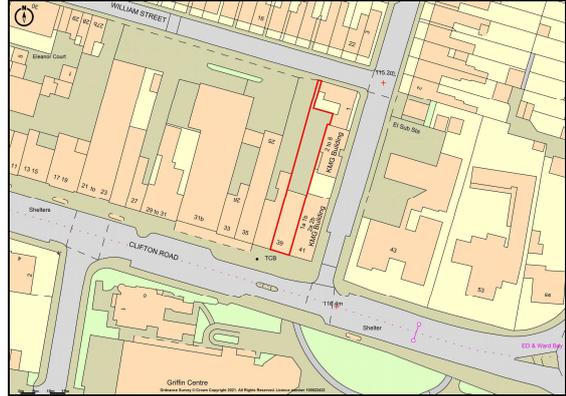
The Landlord reserves the right to charge VAT at the prevailing rate if so elected.

Viewing

Strictly and only by prior arrangement through the sole agents:

George and Company
62 Regent Street
Rugby CV21 2PS
Tel: 01788 554455

Email: agency@georgeandcompany.co.uk



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