

TO LET

Unit 239

1,622 sq.ft

(151 sq.m)



M

LOWER HILLMORTON ROAD

Rugby
Warwickshire
CV21 4AA

Nearby Occupiers Include

one|stop

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LOWER HILLMORTON ROAD

UNIT 239

LOCATION

The property is situated within a densely populated residential area on the north side of Hillmorton Road, at its junction with Abbotts Way, approximately 1.5 miles south-east of the town centre. Rugby, with a population of some 61,000, is located 11 miles east of Coventry and is situated midway between the M6 and M45 Motorways with direct access to the M1 some 5 miles to the east.

DESCRIPTION

The subject comprise a ground floor lock up retail unit with a glazed frontage. Internally, the premises comprise an open plan area, with staff facilities. The property also benefits from on-site parking to the front of the parade.

UNIT SIZE

Ground Floor: 1,622 sq.ft (151 sq.m).

RENT

£30,000 PAX

RATEABLE VALUE

Rateable Value: TBC. Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £2,721 + VAT.

Insurance: £774 + VAT.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



8

Lettable Units On-Site



10,006 sq.ft

Total Area



What Three Words
supply.shared.impact



LOWER HILLMORTON ROAD

SITE PLAN



Martin Wade

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Viewing
Strictly via prior appointment
with the appointed agent:

**BURLEY
BROWNE**

David Hemming

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