



5/7 CLIFTON ROAD, RUGBY CV21 3PY

£17,000 pa exc.



LOCATION

Rugby is situated 12 miles east of Coventry and 25 miles south of Leicester.

The property is located on Clifton Road a popular retailing parade on the outskirts of Rugby town centre close to national occupiers including Sainsbury's and Subway. Due to its central location and close proximity to a local school there are several bus stops, as a result Clifton Road benefits from good levels of footfall.

Road communications are excellent with easy access to Junction 18 of the M1 Motorway and Junction 1 of the M6. Rail links are also good with Rugby mainline railway station being within walking distance.

DESCRIPTION

The subject premises comprise a mid terrace single storey ground floor shop providing ground floor sales and rear ancillary storage together with male/female W.C.'s and a small kitchen area.

ACCOMMODATION

The internal specification of the shop includes laminate flooring, plastered painted walls, air-conditioning, wall-mounted electric heaters and a suspended ceiling with recessed lighting. The shop also benefits from a fully glazed frontage with security shutters.

Ground Floor

Retail	54.68 sq m	(588 sq ft)
Rear Store	51.92 sq m	(558 sq ft)
Kitchen	4.21 sq m	(45 sq ft)
Total Floor Area	110.81 sq m	(1191 sq ft)

RENTAL

£17,000 per annum exclusive.

PLANNING

We understand that the premises currently have A1 planning consent, however, interested parties are advised to make further enquiries with Rugby Borough Council on 01788 533533.

TENURE

The property is available by way of a new full repairing and insuring Lease on terms to be agreed.

SERVICES

We understand that all mains services are connected to the property including mains water and electricity.

We would advise interested parties make their own enquiries as to the adequacy and availability of these services which have not been tested or verified by Jarroms Limited.

BUSINESS RATES

Rateable Value:	£15,000
Rates Payable (2009/2010):	£7,215

VIEWING

Strictly by prior appointment with the Joint Agents:

Jarroms	Howkins & Harrison
0116 2221999	01788 564678

June 2009.