

TO LET

Unit 239

1,622 sq.ft

(151 sq.m)



LOWER HILLMORTON ROAD

Rugby
Warwickshire
CV21 4AA

Nearby Occupiers Include





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 Abbots 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



mcoreproperty.com



M[®]Core
LCP UK



Martin Wade

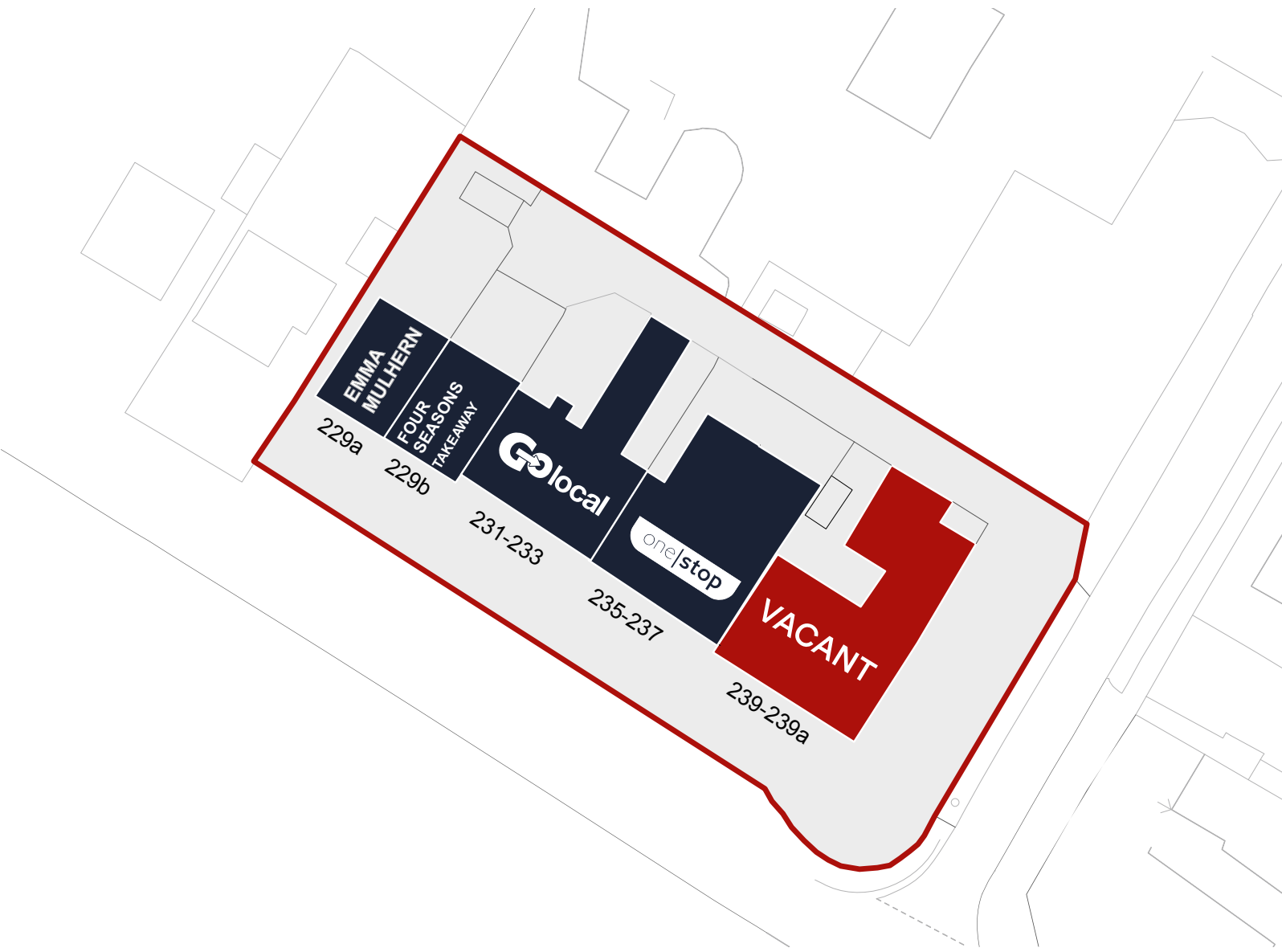
01384 400123
07503 060206
MWade@lcpproperties.co.uk

Viewing
Strictly via prior appointment
with the appointed agent:

Creative Retail

Guy Sankey

07415 408196
0121 400 0407
guy@creative-retail.co.uk



MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of statistical information and there will inevitably be errors in it.] Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpproperties.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.