

# TO LET

## Excellent Ground Floor Unit on Busy Retail Parade

41 Clifton Road, Rugby CV21 3PY



**RENT: £15,000 pax**

- **Spacious Ground Floor Retail Unit in Prominent Corner Location**
- **Adjoining Other Independent Businesses Plus Sainsbury's Local**
  - **Internal Area of 1,412 sq. ft.**
  - **Ample Parking Close by**

Websites: [www.howkinsandharrison.co.uk](http://www.howkinsandharrison.co.uk); [www.estatesgazette.com/propertylink](http://www.estatesgazette.com/propertylink); [www.novaloca.com](http://www.novaloca.com)

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Howkins & Harrison is the trading name of Howkins & Harrison LLP.

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## LOCATION

This attractive retail unit is located on the busy secondary area of Clifton Road within a short walk of Rugby town centre and is on the corner of Clifton Road and Bath Street. The unit occupies a prominent corner position which includes occupiers such as Sainsburys Local, Lloyds Pharmacy and other independent businesses including hot food takeaways.

## ACCOMMODATION

Ground floor self-contained retail unit fitted to a high specification with modern fittings, tiled ceiling, perimeter trunking and a roller shutter door.

Accommodation	SQ.M	SQ.FT
Shop	128.42	1,382
Kitchen	2.28	30
<b>Total NIA</b>	<b>131.17</b>	<b>1,412</b>

## RENTAL

£15,000 pax

## PLANNING

We understand that the property has planning permission for A1 retail use. We recommend interested parties make their own enquiries to the Planning Department of Rugby Borough Council on 01788 533533.

## TENURE

The unit is available leasehold on terms to be negotiated

## SERVICES

We are advised that main services are connected to the property, including mains water, drainage and electricity, gas and confirm that the Tenant will be responsible for the payment of all services from the date of access.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins & Harrison LLP.

## OUTGOINGS

Under the 2017 Rating List the Property is currently assessed at an RV of £17,750. The Rates payable from 1 April 2018 to 31 March 2019 are £8,750. For clarification on Business Rates we would advise that interested parties make their own enquiries of Rugby Borough Council on 01788 533533.

## VAT

Howkins & Harrison LLP stipulate that all prices and rents are stated exclusive of VAT whether or not payable.

## VIEWING

Strictly by prior appointment with sole agents Howkins & Harrison LLP on 01788 564 678.

Please contact:

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Nigel Underwood  
Email: (nigel.underwood@howkinsandharrison.co.uk)

**IMPORTANT NOTICE**

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph(s) depicts only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

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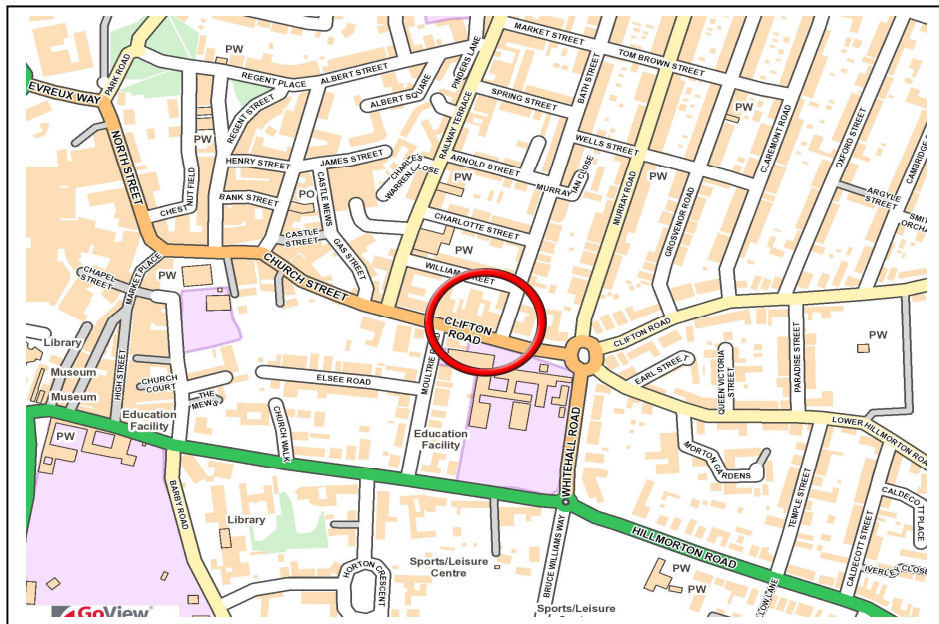
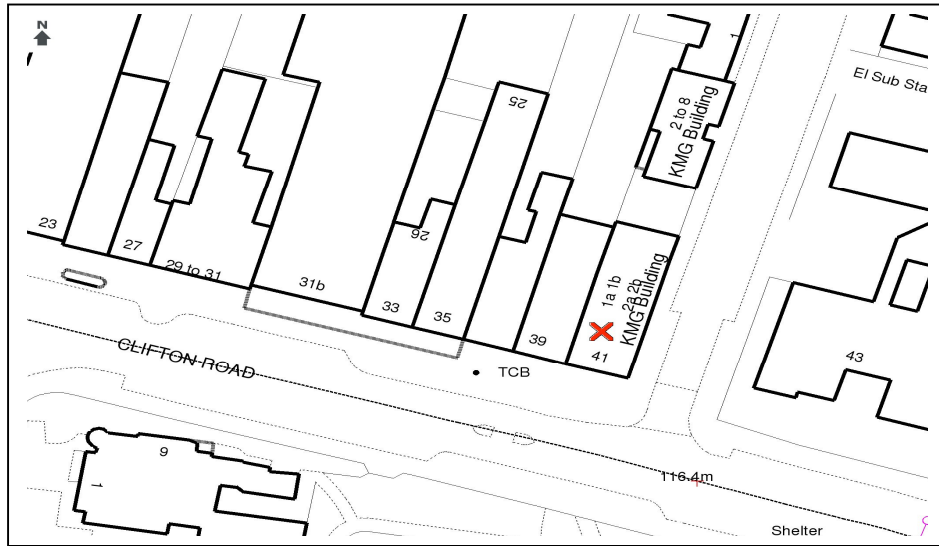
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## Energy Performance Certificate

Non-Domestic Building



41 Clifton Road  
RUGBY  
CV21 3PY

**Certificate Reference Number:**  
0950-0736-6379-2702-4092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

◀ 56

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	239
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	60.38
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

### Benchmarks

Buildings similar to this one could have ratings as follows:

24 If newly built

72 If typical of the existing stock

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