

TO LET

2a Cross Lane
Braunston
Northamptonshire
NN11 7HH



Rent £8,000 per annum exclusive.

- Village Office Suite
- B1 Business (Office) Use
- NIA: 70.58 Sq m (760 Sq ft)

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 situated on the corner of Cross Lane within the rural village of Braunston. Local village amenities are located within walking distance on High Street.

Braunston is located on the A45, approximately 8 miles from Rugby and 4 miles from Daventry.

Description

The premises provide ground floor and first floor open plan office accommodation.

Accommodation

Ground Floor: 27.54 Sq m (296 Sq ft)
First Floor: 45.30 Sq m (488 Sq ft)

Services

We understand that all mains services are connected to the building.

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 is £5,900 and the rates payable from 1st April 2020 to 31st March 2021 are £2,944.10.

Planning

We understand that the premises has planning permission for B1 business (offices) use.

Energy Performance Certificate

An EPC report has been requested and will be available from George and Company upon completion.

Tenure

The property is by way of a new lease on terms to be agreed at a commencing rent of £8,000 per annum exclusive.

Legal Costs

Each party to be responsible for their own legal costs.

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:

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