

Spring 2018

TO LET: Retail / Office 18, Main Street, Bilton, Rugby



New Lease. £12,000 per annum

Accommodation: We are delighted to be marketing this excellent ground floor shop /office, situated next to Tesco Express on Main Street, Bilton. We believe this accommodation would be the perfect location for a variety of business, both office and retail. The shop has an internal frontage of 16ft and a total depth of approximately 40ft. It is currently divided into two main offices measuring 16ft x 14ft and 12ft 3 inches x 10ft 6 inches. To the rear is a storage room 16ft x 7ft 6 inches. There is an excellent w.c and kitchenette.

Rent: This accommodation is available on a new three or six year lease, at an annual rent of £12,000 per annum plus VAT.

Insurance: An in-going tenant will also be responsible for payment of the annual property insurance premium. For the current financial year this is anticipated to be approximately £640 plus VAT.

Legal Fees: An in-going tenant will be responsible for the payment of the legal fees, anticipated at approximately £750 plus VAT.

Rateable Value: This property has a rateable value of £6,000 and therefore if this is the occupiers only commercial premises, no rates will be payable for the financial year 2017/2018 as the tenant will be able to claim Small Business Rates Relief. Please see http://www.centre-p.co.uk/Small_Business_Rates_Relief_2017_2018.pdf



Subject to Contract

BANKIER SLOAN

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