



HOWKINS &
HARRISON

Freehold Investment

19 Broad Street, Brinklow, CV23 0LS

Offers in the region of £140,000 excl

- Investment Opportunity
- Prominent High Street position
- Picturesque village of Brinklow
- Approx. 1,347 sq.ft. / 125 sq.m
- Large rear garden

Please contact our Rugby office on

01788 564678

commercial@howkinsandharrison.co.uk

Freehold Investment for sale at the heart of the picturesque village of Brinklow.

Description

Located on Broad Street in the heart of Brinklow Village, comprising an end of terrace brick built property constructed over a single storey. Surrounding occupiers include a Post Office, cafe, takeaways and three public houses.

The property comprises a self contained retail premises, currently occupied by a long standing bridal store tenant. The shop is set over ground floor with a glazed frontage and deep open plan retail area with a rear store, kitchenette and WC. Externally the property has a large rear garden with gated access.

The property has been measured in accordance with the RICS code of measuring practice and provides a total Net Internal Area of 1,347 sq.ft. (125 sq.m).

Well located with direct access to the Coventry Road (B4027) providing access to Coventry approximately 7 miles West and Rugby approximately 6 miles East.

Broad Street benefits from good levels of passing trade from local residents and the local community.

Price

Offers in the region of £140,000 excl VAT.

Tenure

The property is available freehold with existing tenant in occupation.

Subject to a lease expiring on 31/08/2033 at a current passing rent of £11,280 per annum.

Utilities

All mains services are connected to the property. 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 and Harrison LLP.

Business Rates

We have established from the Valuation Office Agency website that the commercial unit has the following rateable value of £7,400.

For clarification on Business Rates we would advise that interested parties make their own enquiries of Rugby Borough Council on 01788 533533. For clarification on Business Rates we would advise that interested parties make their own enquiries of Rugby Borough Council on 01788 533533.

Planning

We understand that the property has planning permission for an 'E' use class, but may suit alternative uses subject to planning.

We recommend interested parties make their own enquiries to the Planning Department of Rugby Borough Council.

Viewings

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

Please contact Jake Toddington on 07583 819 363

Email: jake.toddington@howkinsandharrison.co.uk

Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire, CV21 2RX

Telephone 01788 564678
Email commercial@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.





