



For Sale

Ufton Garage, Southam Rd,
Leamington Spa
CV33 9PF

Guide Price: £595,000

- Well positioned car sales site, with workshops and parking
- Attractive village Location on the A425
- Possible development opportunity (subject to planning)
- Site area: approximately 0.25 acres

VIEWING: By appointment with George and Company Surveyors on **01788 554455**.

George and Company (Surveyors) Limited
62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455

Email: agency@georgeandcompany.co.uk

Website: www.georgeandcompany.co.uk

Registered in England No. 7132697

 **George**
& company
chartered surveyors


RICSTM
Regulated by RICS

Location

The property is located in the centre of Ufton Village fronting the A425 between Leamington Spa and Southam.

Description

The site comprises of the Ufton Garage, with roadside car sales pitch, sales office, workshops and parking

Accommodation

The accommodation briefly comprises: -

Forecourt Office 25.1 sq m (270 sq ft)
Kitchen/staff room 9.4 sq m (101 sq ft)
Workshop 35.0 sq m (377 sq ft)
Workshop 35.0 sq m (377 sq ft)

Services

We understand that mains electricity, water and drainage services are connected to the premises.

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 2023 Rating List is: Ufton Garage: £10,750

Planning

Interested parties are advised to make their own enquiries of the local planning authority for their intended future use.

Tenure

The property will be sold freehold with vacant possession.

Legal Costs

Each party will be responsible for their own legal costs in the transaction.

Value Added Tax

The VAT position of the property is yet to be confirmed. The seller reserves the right to charge VAT if so elected.

Energy Performance Certificate

An EPC will be available.

Viewing

Strictly and only by prior arrangement through the sole agents:

George and Company (Surveyors) Ltd
62 Regent Street
Rugby CV21 2PS

Tel: 01788 554455
Email: agency@georgeandcompany.co.uk



