



## FOR SALE

SHOP WITH FLAT ABOVE AND  
GARAGES

72 Featherbed Lane,  
Rugby, CV21 4LE

- Ground floor shop with air conditioning
- \* Two bedroom flat to the first floor
- \* Two garages and parking to the rear
- \* Available with vacant possession upon completion
- \* GIA - 1,640 sq ft (152.4 sq m)



## LOCATION

The subject property is located in a neighbourhood parade in the Hillmorton suburb of Rugby, approximately 2 miles south east of the town centre. The surrounding area is predominantly residential in nature and there is a retirement facility directly opposite.

Rugby is a large market town (2021 population 78,117) in Warwickshire, lying between Coventry, Leicester and Northampton and benefits from good road communications including the M6, M1 and M45 motorways. The town also benefits from direct links to London via the west coast mainline with travel times of approximately 50 minutes.

## DESCRIPTION

The subject property comprises a mid terrace ground floor shop with two bedroom first floor flat above, located in a popular neighbourhood parade in the Hillmorton suburb of Rugby.

The ground floor accommodation is air conditioned and comprises a retail sales area, store and WC facilities. There is a roller security shutter to the front elevation.

To the first floor there is a self-contained flat briefly comprising the following: Porch, Hall, Kitchen, Lounge, two Bedrooms and Bathroom.

Externally, there is car parking to the rear along with two garages (approx. 2.65m x 4.89m) with up and over doors.

## ACCOMMODATION

In more detail, the commercial accommodation comprises the following on a Net Internal Area (NIA) basis:

		SQ FT	SQ M
Ground	Retail Sales	667	61.96
Ground	Store	187	17.37
		854 Sq Ft	79.33 Sq M

## SERVICES

We understand all mains services are connected to the subject property. Heating and cooling to the ground floor is by way of air conditioning units, with gas fired central heating to the flat.

## BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value/Council Tax Band for the subject property appearing in the Rating List of the Rugby Borough Council is:

Rateable Value: £6,500  
Council Tax Band: A

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The Freehold interest in the subject property is available, subject to vacant possession, at an asking price of £300,000.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

72 Featherbed Lane - B(46)  
72a Featherbed Lane - C(72)

## FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: [info@wardsonline.co.uk](mailto:info@wardsonline.co.uk).

## VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

## NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

## SUBJECT TO CONTRACT

## NOTE RE: MEASUREMENTS

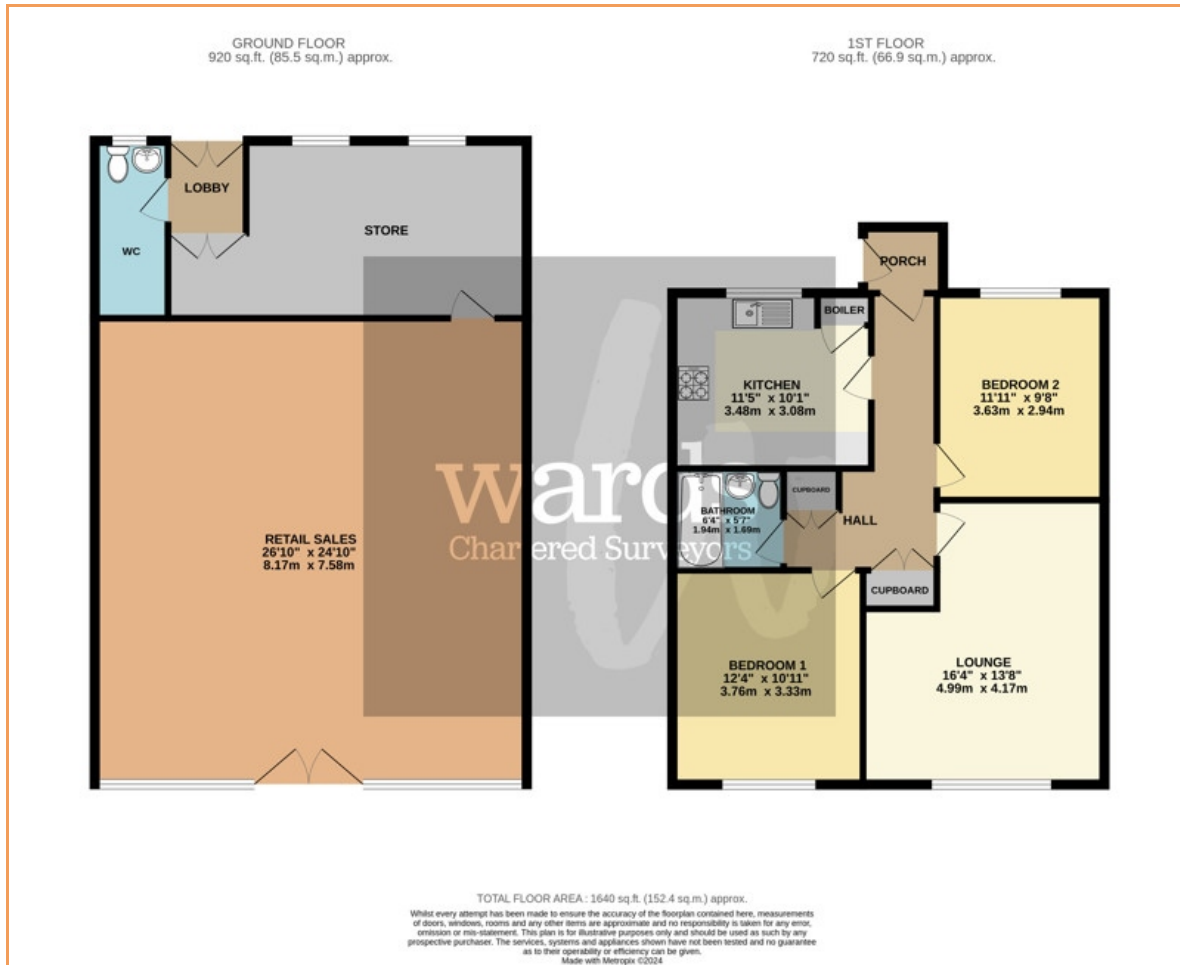
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

## NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.





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