

# FOR SALE

## A5 TAKEAWAY WITH FLAT ABOVE

6-8 Broad Street  
Brinklow CV23 0LN



**ASKING PRICE: £ 225,000**

- For Sale as an Investment with a Gross Annual Income of £17,400
  - Opportunity to Add Value
- Leases Expire – Fish Bar 2023; Flat Holding Over
  - Popular & Busy Village Location

Websites: [www.howkinsandharrison.co.uk](http://www.howkinsandharrison.co.uk); [www.estatesgazette.com/propertylink](http://www.estatesgazette.com/propertylink); [www.novaloca.com](http://www.novaloca.com)

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

Telephone 01788 564678

Email [commercial@howkinsandharrison.co.uk](mailto:commercial@howkinsandharrison.co.uk)

Website [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)

Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

## LOCATION

Brinklow is a village situated in rural location between Coventry but closer to Rugby (6 miles) and convenient for major routes including M6 west to Birmingham or joining the M1 at Junction 19 to the east. The A45 London Road, A428 and A46 provide useful main links.

The property is towards to Coventry/Rugby end of Brinklow in Broad Street (B4027).

## ACCOMMODATION

The property is a semi-detached brick and rendered mixed use unit comprising an A5 Takeaway (fish bar) to the ground floor and a one bedroom flat over to the first floor. There is access to the side with off road parking and store. Approximate areas are as follows:

Accommodation	SQ.M	SQ.FT
Shop	40.55	436
Flat	40.55	436
Outside Store	14.44	155

## ASKING PRICE

£225,000 freehold, subject to contract

## PLANNING

We understand that the ground floor shop has planning permission for A5 use. and residential planning for the first floor flat.

## TENURE

The property is available Freehold but with due consideration to the current Leases in place.

Fish Bar - Lease expires 2023

Flat - Holding Over

## LEGAL COSTS

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

## SERVICES

We are advised that main services are connected to the property, including mains water, drainage and electricity and confirm that the

Owners will be responsible for the payment of all services from the date of completion.

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 & Harrison LLP.

## OUTGOINGS

Currently there are no Business Rates to pay for the Fish Bar and the flat is under Council Tax Band "A".

## VAT

There is no VAT payable on the purchase price.

## VIEWING

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

Please contact:

Nigel Underwood

Email: [nigel.underwood@howkinsandharrison.co.uk](mailto:nigel.underwood@howkinsandharrison.co.uk)

## IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph(s) depicts only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

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

Telephone 01788 564678

Email [commercial@howkinsandharrison.co.uk](mailto:commercial@howkinsandharrison.co.uk)

Website [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)

Facebook [HowkinsandHarrison](#)

Twitter [HowkinsLLP](#)

Instagram [HowkinsLLP](#)



Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

## Energy Performance Certificate

Non-Domestic Building



**Brinklow Fish & Chip Shop**  
**8 Broad Street**  
**Brinklow**  
**RUGBY**  
**CV23 0LN**

**Certificate Reference Number:**  
 9290-4986-0323-6070-8054

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **76** This is how energy efficient the building is.

### Technical Information

<b>Main heating fuel:</b>	Grid Supplied Electricity
<b>Building environment:</b>	Heating and Natural Ventilation
<b>Total useful floor area (m<sup>2</sup>):</b>	39
<b>Building complexity (NOS level):</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year):</b>	213.85
<b>Primary energy use (kWh/m<sup>2</sup> per year):</b>	1260.65

### Benchmarks

Buildings similar to this one could have ratings as follows:

<b>32</b>	If newly built
<b>94</b>	If typical of the existing stock

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

Telephone 01788 564678

Email [commercial@howkinsandharrison.co.uk](mailto:commercial@howkinsandharrison.co.uk)

Website [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)

Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX