



TO LET

2 High Street, Long Buckby, NN6 7RD
Rent: £8,000 per annum exclusive

- Village Location
- Former Micro Pub
- Variety of Uses Applicable
- NIA: 63.42 sq m (683 sq ft)

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 occupies a prominent position on the High Street in the centre of Long Buckby, a village approximately 5 miles from Daventry and 10 miles from Rugby.

The village benefits from strong communication links, situated near the A5 trunk road which provides access to Junctions 16 and 18 of the M1 motorway.

Description

The property comprises a semi-detached building of traditional brick construction under a pitched tiled roof.

The premises were previously occupied by a Micro Pub and provides accommodation over two floors.

Accommodation

The accommodation briefly comprises:-

Ground Floor	13.24 sq m	(143 sq ft)
First Floor	50.18 sq m	(540 sq ft)

Services

We understand that mains electric, 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.

Energy Performance Certificate

The energy efficiency rating is B38. A copy of the certificate and recommendation report is available on request.

Business Rates

The rateable value in the 2023 Rating List is £2,200 and the rates payable for the year 2024/25 are £1,097.80

Planning

We understand that the premises has planning permission for Sui Generis Use (Micro Pub) Us, with Class E uses available through permitted rights. Interested parties are encouraged to make their own enquires with the planning department of the Local Authority.

Tenure

Available by way of a new effective Full Repairing & Insuring lease on terms to be agreed, at a commencing rent of £8,000 per annum exclusive.

Legal Costs

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

Value Added Tax

The owner reserves the right to charge VAT on the rent, if so elected.

Viewing

Strictly and only by prior arrangement through the sole agents:

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Image Coming Soon

