



**Tenure**  
Freehold.

**Location**  
Rugby, with a population of some 61,000, is located 11 miles east of Coventry and is situated midway between the M6 and M45 Motorways with direct access to the M1 some 5 miles to the east. The property is situated within a densely populated residential area on the north side of Hillmorton Road, at its junction with Abbots Way, approximately 1.5 miles south-east of the town centre.

**Description**  
The property is arranged on ground and one upper floor to provide 8 shops which are presently configured to provide 2 single shops, 2 double shops and a double fronted restaurant.

The upper floors provide 7 flats which are accessed from the rear. There is on-site parking to the front of the parade.

**VAT**  
VAT is not applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

**Energy Performance Certificate**  
For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
229A	RR Ashley (t/a Trafalgar Electronics)	Gross Frontage 7.51 m Shop Depth 5.96 m Built Depth 10.21 m First Floor Flat – 3 Rooms, Kitchen, Bathroom	(24' 8") (19' 6") (33' 6") 5 years from 15.05.2014 Effectively FR & I by way of service charge recovery	£9,000 p.a.	Reversion May 2019
229B	W Lee (t/a Four Seasons Chinese Takeaway)	Gross Frontage 7.17 m Shop Depth 6.01 m Built Depth 10.27 m First Floor Flat – 3 Rooms, Kitchen, Bathroom	(23' 6") (19' 8") (33' 8") 15 years from 01.10.2004 Rent review every fifth year Effectively FR & I by way of service charge recovery	£8,500 p.a.	Rent Review October 2014
231/233	G Sooch & HK Sooch (t/a Super Wines & Spirits)	Gross Frontage 14.49 m Shop Depth 5.42 m Built Depth 12.5 m First Floor Flat – 3 Rooms, Kitchen, Bathroom First Floor Flat (not inspected)	(47' 6") (17' 9") (41' 0") 15 years from 22.10.2010 Rent review every fifth year Effectively FR & I by way of service charge recovery	£17,000 p.a.	Rent Review October 2015
235/237	One Stop Stores Limited (www.onestop.co.uk)	Gross Frontage 14.49 m Shop Depth 12.22 m Built Depth 16.52 m First Floor Flat (not inspected) First Floor Flat (not inspected)	(47' 6") (40' 1") (54' 3") 10 years from 08.11.2010 Rent review in the fifth year Effectively FR & I by way of service charge recovery	£14,500 p.a.	Rent Review November 2015
239/239A	BKH Chan & KLH Chan (t/a Jasmine Court Restaurant)	Gross Frontage 15.01 m Shop & Built Depth 10.00 m First Floor Flat – 7 Rooms, Kitchen, 2 Bathrooms	(49' 3") (32' 9") 15 years from 14.09.2011 Rent review every fifth year Effectively FR & I by way of service charge recovery	£12,950 p.a.	Rent Review September 2016

**Total £61,950 p.a.**

## Rugby

### 229A-239A Lower Hillmorton Road Warwickshire CV21 4AA

- **Freehold Retail Parade and Residential Investment**
- Comprising a parade of 8 shops and 7 flats (3 shops occupied as double units)
- Located within a densely populated residential area
- On-site parking to the front
- No VAT applicable
- Rent Reviews 2014, 2015 & 2016
- Total Current Rents Reserved

**£61,950 pa**

**SIX WEEK COMPLETION AVAILABLE**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.  
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