



**FOR SALE**

**11a High Street, Long Buckby  
NN6 7RE**

**Rent: £9,500 per annum**

- First & Second Floor Office Suite
- Village Location
- Class E(g) Office Use
- NIA:79.23 sq m (853 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](mailto:agency@georgeandcompany.co.uk)

**Website:** [www.georgeandcompany.co.uk](http://www.georgeandcompany.co.uk)

Registered in England No. 7132697

 **George**  
& company  
chartered surveyors

  
**RICS**<sup>TM</sup>  
Regulated by RICS

## Location

The property is located on High Street, in the village centre of Long Buckby.

Long Buckby is a village and civil parish in Northamptonshire midway between Northampton and Rugby.

## Description

The property comprises a two-storey period building, of which the office suite occupies the first and second floors.

## Accommodation

The accommodation briefly comprises:-

First Floor		
Office	24.37 sq m	(262 sq ft)
Admin Office	23.25 sq m	(250 sq ft)
WC		

Second Floor		
Office	14.02 sq m	(151 sq ft)
Boardroom	13.75 sq m	(148 sq ft)
Kitchen	03.84 sq m	(41 sq ft)
WC:		

## Services

We understand that all mains 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 rating is to be confirmed.

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Business Rates

The rateable value in the 2017 Rating List is £6,500 and the rates payable for the year 2021/22 are £3,243.50.

## Planning

We understand that the premises have planning permission for Class E(g) Office Use.  
N.B – The suite is currently being used for the sale and fitting of wedding dresses.

## Tenure

Available by way of a new lease on terms to be agreed at a rent of £9,500 per annum

## Legal Costs

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

## VAT

The Landlord reserves the right to charge VAT at the prevailing rate if so elected.

## 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](mailto:agency@georgeandcompany.co.uk)

