

100 Warwick Street
Leamington Spa
CV32 4QP

ehB
Reeves



Town Centre Retail Unit with Showrooms, Offices and Stores

Busy Warwick Street Frontage and Return to Park Street

- Retail Area 915 sq.ft. (85.04 sq.m.)
- First Floor Showrooms of 722 sq.ft. (67.1 sq.m.)
- Offices and Storage 1,456 sq.ft. (135.32 sq.m.)
- Prominent Location on Warwick St and Park St
- Available on New Lease
- Leamington Spa Town Centre
- Extensive Accommodation with Great Potential

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Chartered Surveyors

Commercial Property Advisors

Commercial Property Agents



Location

Warwick Street is one of Leamington Spa's principal secondary retailing locations, a short walk from Leamington's impressive Parade and the Royal Priors Shopping Centre. Situated on the corner of Warwick Street and Park Street the location boasts an array of interesting retailers, restaurants and coffee shops.

On street and local authority car parking is close by.

Description & Accommodation

100 Warwick Street is a prominent three-storey building with a principal shop front and entrance off Warwick Street whilst having a return frontage and door to the upper floors off Park Street.

The accommodation provides retail at ground floor, with access from the shop up to the showroom and offices at first floor and ancillary storage on the second floor. The roof to the three storey building and flat roof section have recently been replaced. The accommodation in greater detail comprises the following:-

Retail Area

Internal frontage to Warwick Street 5.78m

Overall shop depth 14.64m

Net Retail Area 915 sq.ft. (85.04 sq.m.)

Understairs Office/Store Area 28 sq.ft. (2.6 sq.m.)

Rear staircase leads to the

First Floor

Rear Showroom overall dimensions 5.9m x 5.04m = Net Area 26.86 sq.m. (289 sq.ft.)

Front Showroom overall dimensions 5.93m x 6.79m = 40.27 sq.m. (433 sq.ft.)

Front Office One 2.97m x 4.55m = 13.51 sq.m. (145 sq.ft.)

Front Office Two 3.05m x 4.55m = 15.19 sq.m. (163 sq.ft.)

Ladies and Gents w.cs and kitchenette

Enclosed storage area and access to the staircase to the:-

Principal Second Floor

Overall 5.97m x 8.69m = 51.88 sq.m. (558 sq.ft.)

At the rear of the building secondary stairs leads up to the:

Second Floor

Storeroom One 3.86m x 5.9m = 22.77 sq.m. (245 sq.ft.)

Storeroom Two 5.69m x 5.65m = 32.0 sq.m. (345 sq.ft.)

Total Gross Floor Area 3,121 sq.ft. (290.06 sq.m.)

Services

All mains services are connected to the building. Principal heating is by way of a gas fired wet central heating system.

Tenure

The property is available by way of a new lease for a term to be negotiated subject to full repairing and insuring terms.

Rent

£32,000 per annum (exclusive) payable quarterly in advance.

Rates

The rateable value for the current year is £25,000

EPC

Legal Costs

Each party will be responsible for their own legal costs.

Viewing

Strictly by appointment through the sole letting agents ehB Reeves on 01926 888181.



Location Map



Ground Floor Retail Area

