



Wareing & Company



Description

The property comprises the ground floor lock up retail unit with double fronted shop window and internally fitted units, suspended ceiling and separate store room and staff accommodation.

Accommodation

Ground Floor Retail Area 344 sq ft (24.04 sq m)

Rating Assessment

The premises are assessed for Rating purposes at £11,750

Subject to position of the tenant, Small Business Rates Relief may be available in respect of this property)

Service Charge

A service charge is levied to cover a proportion of external repairs and insurance and currently is at a rate of £1000 per annum

Services

All mains services are connected or available for connection to the property.

RETAIL To Let Lock Up Shop

**22 PARK STREET
LEAMINGTON SPA
CV32 4QN**

Location

The property is located at the northern end of Park Street and is part of the Royal Priors Shopping Centre.

Park Street is one way, north to south and there is time limited, on street car parking permitted as well as there being the Royal Priors multi-storey car park (500 spaces) close by.

Lease Terms

The shop unit is available on a new five year lease at a rental to be agreed.

Uses

The unit is suitable for any use under Class A1 under the Town & Country Planning (use classes) Order or alternatively A3 / A5 use subject to planning consent being obtained.

Viewing

Viewing is by prior appointment through the sole agents:-

Bill Wareing FRICS

Email: bill.wareing@wareingandcompany.co.uk

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All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Information on tenure or tenancies has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their solicitors. Information on rating assessments and Town & Country planning matters has been obtained by verbal enquiry from the appropriate Local Authority. Prospective purchasers / lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease. All information on the availability of mains services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations, including apparatus, fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition. No investigations have been made to verify if any equipment, plant, machinery or services in or on the premises are compliant. All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

Please note that these particulars are issued in good faith but without responsibility. These particulars are issued on the distinct understanding that all negotiations are concluded through Wareing & Company. The property is offered Subject to Contract and it still being available at the time of enquiry and that no responsibility can be accepted for any loss or expenses incurred in viewing. Wareing & Company for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them, (iii) no person in the employment of Wareing & Company has any authority to make or give any representation or warranty in relation to this property, (iv) all rentals and prices are quoted exclusive of VAT.