

107 Warwick Street
Leamington Spa
CV32 4QZ

ehB
Reeves



Central Shop To Let

- Net Retail Area 685 sq.ft. (63.63 sq.m.)
- Basement Storage, Kitchen and Ladies and Gents WC
- Timber and Glazed Period Frontage
- Excellent Town Centre Location
- Available Now
- A1 or A2 Uses Permitted

CONTACT

Mr Simon Hain
01926 880431
simon@ehbreeves.com

ehB Reeves
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN
t: 01926 888181
f: 01926 888018
e: info@ehbreeves.com
www.ehbreeves.com

Chartered Surveyors
Commercial Property Advisors
Commercial Property Agents



Location

Warwick Street is one of Leamington Spa's principal secondary retailing locations, hosting many interesting and notable retailers, restaurants and coffee shops. 107 Warwick Street is situated at the eastern end of an important road, close to retailers such as Evans Cycles and Whartons. Car parking is available on street and close by on the Chandos Street surface car park.

Description & Accommodation

The subject property comprises a ground floor lock up shop with basement storage within 107 Warwick Street. The property still retains its timber period frontage which is principally glazed with a central recessed front door.

Raised from pavement level, the shop has an excellent display frontage into what is a regular rectangular shop providing the following accommodation.

Net Internal Width 5.64m and overall depth 12.07m

Retail Area 63.63 sq.m. (685 sq.ft.)

The accommodation currently provides two offices to the rear, office1 2.84m wide x 3.78m. Office 2 2.75m wide x 3.61m.

The shop also provides a small understairs storeroom. The shop is further fitted with air conditioning, a suspended ceiling with office grade lighting and cable trunking.

Rear Lobby provides access to the rear and also down to the

Basement - overall dimensions 6.37m wide x 7.97m deep overall 50.77 sq.m. (546 sq.ft.).

The basement incorporates a fitted kitchen and principally provides a welfare area and storage. The accommodation is currently fitted with carpets, fluorescent strip lighting, electric heaters and houses the ladies and gents WC facilities.

Services

Mains water, drainage and electricity are currently connected to the shop.

Tenure

The accommodation is offered subject to a new lease for a term to be negotiated. The lease will be drawn on internal repairing and insuring terms with the tenant retaining responsibility for the shop front.

Rent £18,250 per annum payable quarterly in advance.

Rates The Rateable Value for the current year is £16,250

Service Charge A service charge is levied when appropriate to cover a fair proportion of costs relating to the maintenance of the exterior and for the recovery of the annual buildings insurance.

EPC The building is Listed and therefore it is understood an EPC is not required.

Legal Costs Each party will be responsible for their own legal costs.

Viewing Strictly by appointment through the sole letting agent.