



Wareing & Company



Description

The property comprises the ground floor lock up retail unit which has traded for many years as a ladies lingerie outlet. It is suitable for a variety of retail purposes. The property has a timber glazed shop front with central entrance door.

Accommodation

Ground Floor Retail Area 430 sq ft (39.95 sq m)

Suspended ceiling, sprinkler system, night storage heater, tiled floor.

Changing Room Area and Lobby leading to Cloakroom housing low level WC's.

Rating Assessment

The premises are assessed for Rating purposes as follows:-

Rateable Value	£13,250
Rates payable after 2011 / 2012	£5,737.15

(General rate in the pound 41.4p) – this assessment can be subject to appeal.

Services

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

RETAIL

To Let
Lock Up Shop

4 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

Service Charge

A service charge is levied to cover a proportion of external repairs and insurance and currently is at a rate of £720 per annum.

Uses

The unit is suitable for any use under Class A1 under the Town & Country Planning (use classes) Order

Viewing

Viewing is by prior appointment through the sole agents:-

Bill Wareing FRICS

Email: bill.wareing@wareingandcompany.co.uk

Telephone 01926 430700 / Fax 01926 430290
38 Holly Walk Leamington Spa Warwickshire CV32 4LY
www.wareingandcompany.co.uk

Energy Performance Certificate

Non-Domestic Building



4-8 Park Street
LEAMINGTON SPA
CV32 4QN

Certificate Reference Number:
0007-9318-2230-0800-8803

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

60

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 113
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

61 If newly built

96 If typical of the existing stock