

9 Forfield Place  
Leamington Spa  
CV31 1HQ

ehB  
Reeves



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## FOR SALE FREEHOLD

**Semi-Detached Period Building Currently used as a Beauticians**

**Suitable for other uses (STPP)  
Price: Offers in the Region of  
£395,000**

- Interesting Period Building With Potential For A Variety of Uses (Subject to Planning Consent)
- Building of 1,155 sq.ft (107 sq.m) plus cellar
- Occupying A Quiet, Predominately Residential Area
- Easy Access to the Town's Principal Amenities and Services
- Currently Fitted With Shower and Sink Facilities as a Trading Beauticians
- On Site Car Parking

## Location

Forfield Place is a quiet backwater of south Leamington, situated between the Radford Road (A425) and Russell Terrace. The location is identified on the attached street plan.

## Description & Accommodation

9 Forfield Place comprises a semi detached two-storey Victorian building, originally constructed as a private dwelling and in modern times been used as offices with stores and latterly a beauticians. The buiding is constructed of 9 inch solid brickwork and being surmounted by a tiled roof. The front and north facing elevations are of a rendered and painted finish with the south facing elevations of natural brickwork. The building is fitted with a mixture of timber period windows and some contemporary double glazed uPVC units.

The building also benefits from a cellar with a number of vaulted chambers and storage areas.

Whilst fronting Forfield Place and Plymouth Place the property has off street car parking and a gated entrance leading into a walled courtyard, surfaced in block pavior.

The accommodation in greater detail comprises the following:-

Front Entrance of Forfield Place

Treatment Room One - 3.16m x 3.1m = 9.61 sq.m.

Treatment Room Two - 3.36m x 2.32m = 10.75 sq.m.

Kitchenette and WC

Principal Reception - 3.36m x 3.33m plus 4.4m x 1.4m = 17.35 sq.m.

Entrance Porch

Rear Hairdressing Salon/Treatment Room - 4.4m x 3.66m = 16.1 sq.m.

First Room

Rear Treatment Room - 4.4m x 5.24m = 23.06 sq.m.

Central Treatment Room - 2.66m x 3.34m = 8.88 sq.m.

Front Treatment Room - 4.8m x 3.22m = 15.48 sq.m.

Shower Room/WC - 2m x 3.1m = 6.2 sq.m.

Separate WC

## Outside

To the side of the building there are two private car parking spaces with metal gates leading to a walled courtyard, the car parking and courtyard being surfaced in block paviour, this provides direct access to the porch lobby and reception.

## Services

All mains services are connected to the building, heating is by way of a gas fired central heating boiler which is located within the ground floor WC.

## Planning

We understand the building will currently operate under a Sui Generis planning use covering beauticians. A prospective purchaser is directed to Warwick District Council's planning department to discuss alternative uses such as C3 residential or other business uses such as offices (B1a) or treatment rooms (D1).

## Tenure

The property is to be sold freehold subject to vacant possession.

## Price

**Offers in the region of £395,000**

## Rates

The rateable value is £10,250, qualifying for 100% small business rates relief subject to status.

## EPC

TBA

## Legal Costs

Each party will be responsible for their own legal costs.

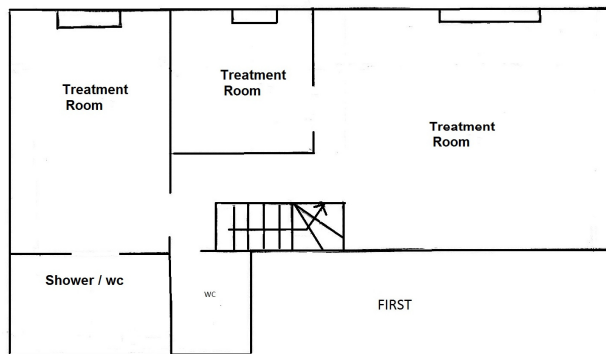
## Viewing

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



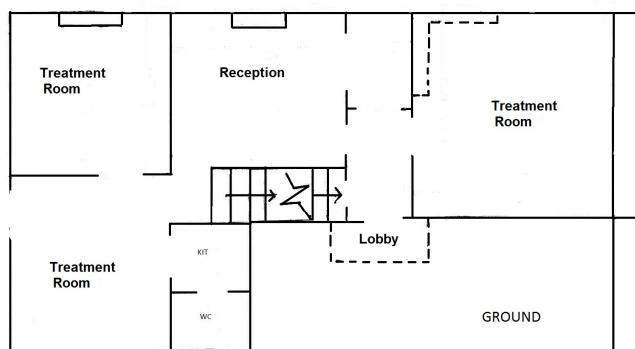


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9 FORFIELD PLACE  
LEAMINGTON SPA

(NOT TO SCALE)



Pavior Courtvard