



# To Let

## 84 Warwick Street

Leamington Spa • CV32 4QG

- Ground floor self-contained lock up shop
- Excellent Town Centre location with footfall
- Nearby occupiers include William Hill, Starbucks, Sofa's & Stuff, Waterstones, Shoe Zone and Boots
- Available immediately on a new lease
- Total 688 sq ft (64 sqm)
- Internal width – 14 ft (4.25m)
- Overall depth – 57 ft 3 (max 17.5m)

**Rent £22,500 P.A.X**

## Location

The property is situated on the popular retailing pitch of Warwick Street, right in the heart of Leamington Spa town centre and a short distance from The Parade (the town's primary retailing pitch).

Royal Leamington Spa is an attractive and affluent Spa town located in the heart of Warwickshire, approximately 2 miles east of Warwick, 8 miles South of Coventry and 18 miles southeast of Birmingham.

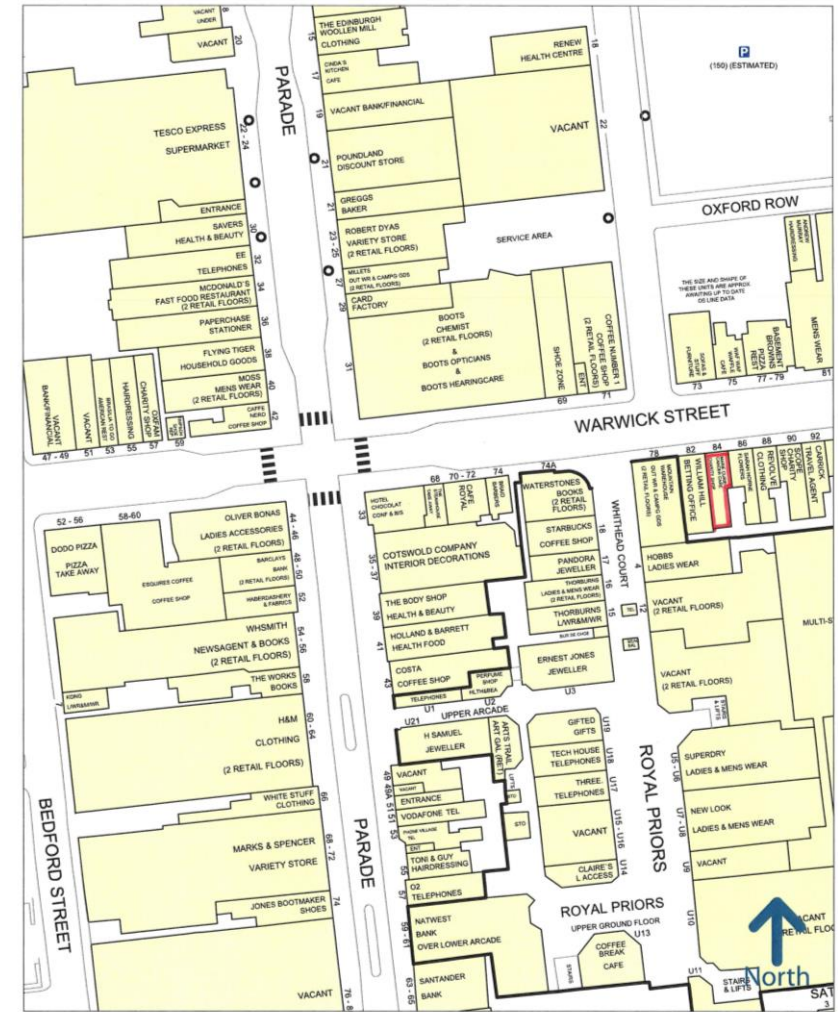
The town provides an attractive retail environment, comprising Regency and Victorian architecture set along wide, boulevard style streets. The town boasts a wide range of major national retailers as well as high end boutique style retailers and strong independent provision for both fashion and speciality shopping.

Notable nearby occupiers include William Hill, Starbucks, Sofa's & Stuff, Waterstones, Shoe Zone and Boots.

## Description

The accommodation comprises:

- 3 storey Grade II Listed mid terraced period property
- Interior specification includes
- Partitioned retail and storage areas
- Electric panel radiators
- Suspended ceiling incorporating LED lighting
- Laminated floor covering
- Rear staff area includes storage bays, disabled WC and access from rear passageway

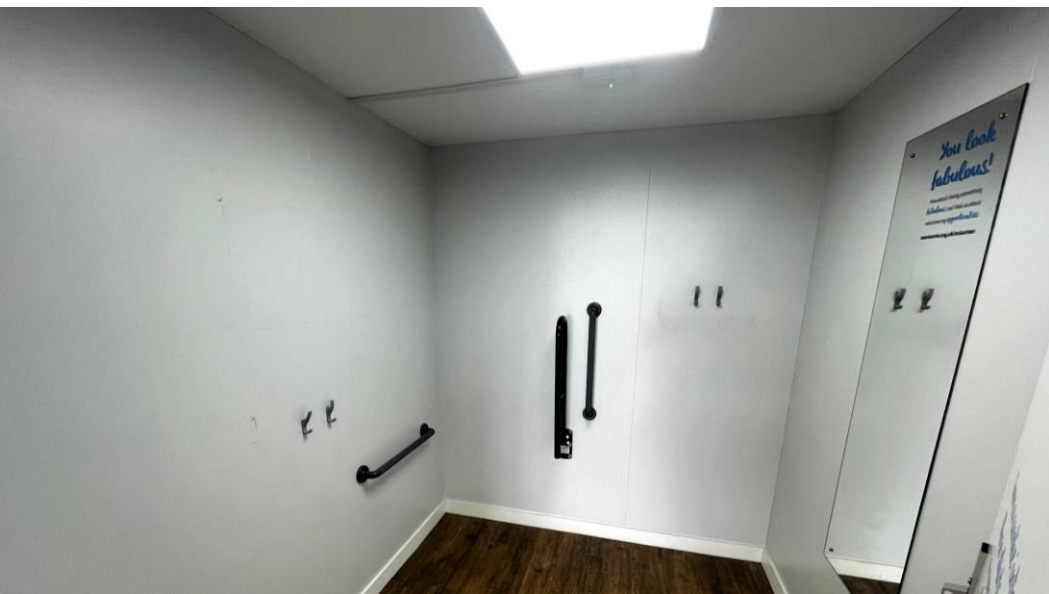


50 metres  
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Experian Goad Plan Created: 26/06/2023  
Created By: Wareing and Company

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011





## Services

We understand that mains electricity and water are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

## Planning

We understand that the property has the benefit of planning permission for User Class E purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

## EPC

E110, a copy can be made available upon request.

## Tenure

A new effective full repairing and insuring lease is available on lease terms to be agreed.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

## Rent

**£22,500 per annum** exclusive of VAT and all other outgoings.

## Rates

Rateable Value	£19,000 (1 <sup>st</sup> April 2023)
Rates Payable	£9,481 per annum.

## Service Charge

There will be a service charge to cover a proportion of party costs in respect of the building as a whole.

## Legal Costs

Each party will be responsible for their own legal costs.

## Viewing

Strictly by prior arrangement with the sole agents:-

### Bill Wareing FRICS

T 01926 430700 • M 07715 001018

E [bill.wareing@wareingandcompany.co.uk](mailto:bill.wareing@wareingandcompany.co.uk)



### Jonathan Blood MRICS

T 01926 430700 • M 07736 809963

E [Jonathan.blood@wareingandcompany.co.uk](mailto:Jonathan.blood@wareingandcompany.co.uk)



## Wareing & Company

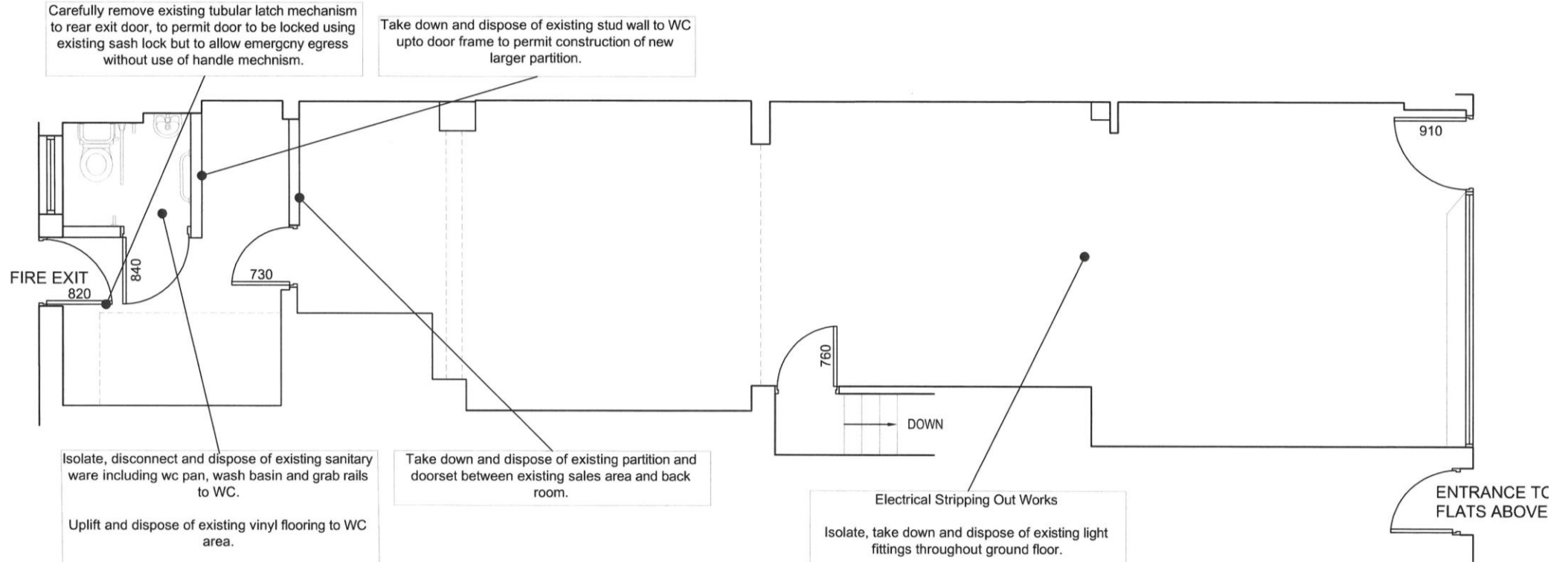
38 Hamilton Terrace, Holly Walk,  
Leamington Spa Warwickshire CV32 4LY

[www.wareingandcompany.co.uk](http://www.wareingandcompany.co.uk)





# Floor Plan



Carefully remove existing tubular latch mechanism to rear exit door, to permit door to be locked using existing sash lock but to allow emergency egress without use of handle mechanism.

Take down and dispose of existing stud wall to WC upto door frame to permit construction of new larger partition.

Isolate, disconnect and dispose of existing sanitary ware including wc pan, wash basin and grab rails to WC.

Uplift and dispose of existing vinyl flooring to WC area.

Isolate, drain down and alter existing pipe work configurations to suit new layout.

Take down and dispose of existing partition and doorset between existing sales area and back room.

**Electrical Stripping Out Works**

Isolate, take down and dispose of existing light fittings throughout ground floor.

Isolate, take down and dispose of any small power provisions including sockets and spurs to ground floor.

Isolate, take down and dispose of existing disabled alarm services etc to WC.

Isolate, and remove existing distribution board within Sales Floor area.

A	ISSUED FOR TENDER	KF	IB	RM	30
REV	DESCRIPTION	BY	CHK	APP	D

CLIENT:  
84 Warwick Street  
Leamington Spa  
CV32 4QG

Marie Curie Cancer Care  
89 Abbot Embankment  
London  
SE1 7TF

Tel: 0800 716 146 Website: www.mariecurie.org.uk Email: info@mariecurie.org.uk

PROJECT:  
Shop Refit

DRAWING TITLE:  
Existing Ground Floor Layout

SCALE	A3	DRAWN	DATE	CHECKED	DATE	APPROVED	
1:50	KF	JAN 18	IB	JAN 18	RM	JA	
PROJECT No.	OFFICE	TYPE	DRAWING No.	REV			
N/A	N/A	BS	01				

