

Prominent Town Centre Lock Up Shop

To Let – Ground and Basement Floors

Ground Floor Area 558 sq.ft (52 sq.m)

98 Warwick Street, Leamington Spa, CV32 4QG



Accommodation

Boasting a prominent position on the corner of Warwick Street and Park Street, the property comprises a ground floor lock up shop with a net internal area of 558 sq.ft. The shop benefits from a principally glazed frontage, security shutters, staff kitchenette and WC facilities, LED spotlights and a secondary return shop window located on Park Street. A large basement is accessed towards the rear, measuring 598 sq.ft..

Currently fitted out as a jewellers, the premises would lend itself to a variety of uses.

In greater detail the accommodation comprises:

Net Internal Area: 51.83 sq.m. (558 sq.ft.)

Internal Width: 4.66m

Overall Depth: 12.58m

Basement Storage: 55.55 sq.m. (598 sq.ft.)

The property is a Grade II Listed Building.

Location

Warwick Street is one of Leamington Spa's principal retailing locations, hosting many interesting and noteworthy shops, restaurants and cafes. 98 Warwick Street is an attractive Regency building situated close to the north entrance of the Royal Priors shopping centre. Other notable retailers such as Berylune, Sarah Horne Flowers, Evans Cycles, and the popular Libertine Burger restaurant, are close by. Parking is available within the Chandos Street surface car park and The Royal Priors multi-storey car park, as well as on street.



Tenure

To be let by way of a new lease for minimum term of three years. The lease will be drawn on internal repairing and insuring terms to include the shop fronts, windows and fascia.

Services

Mains electricity, water and drainage are connected to the building.

EPC D 80

Planning

Class E

Rent

£25,000 per annum (exclusive).

Rates

The rateable value for the current year is £17,500.

Legal Costs

Each party will be responsible for its own legal costs incurred.

Service Charge

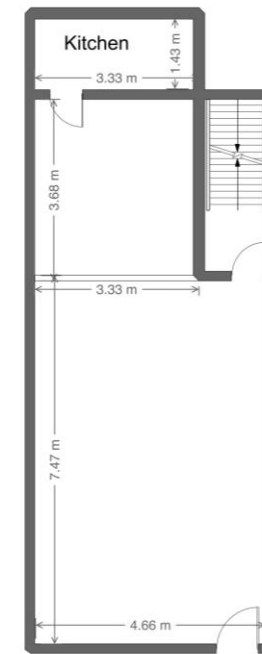
A service charge will be levied to cover a fair proportion of the repairs, decoration and maintenance of the exterior, and management charges.

VAT

We are advised VAT is not applicable

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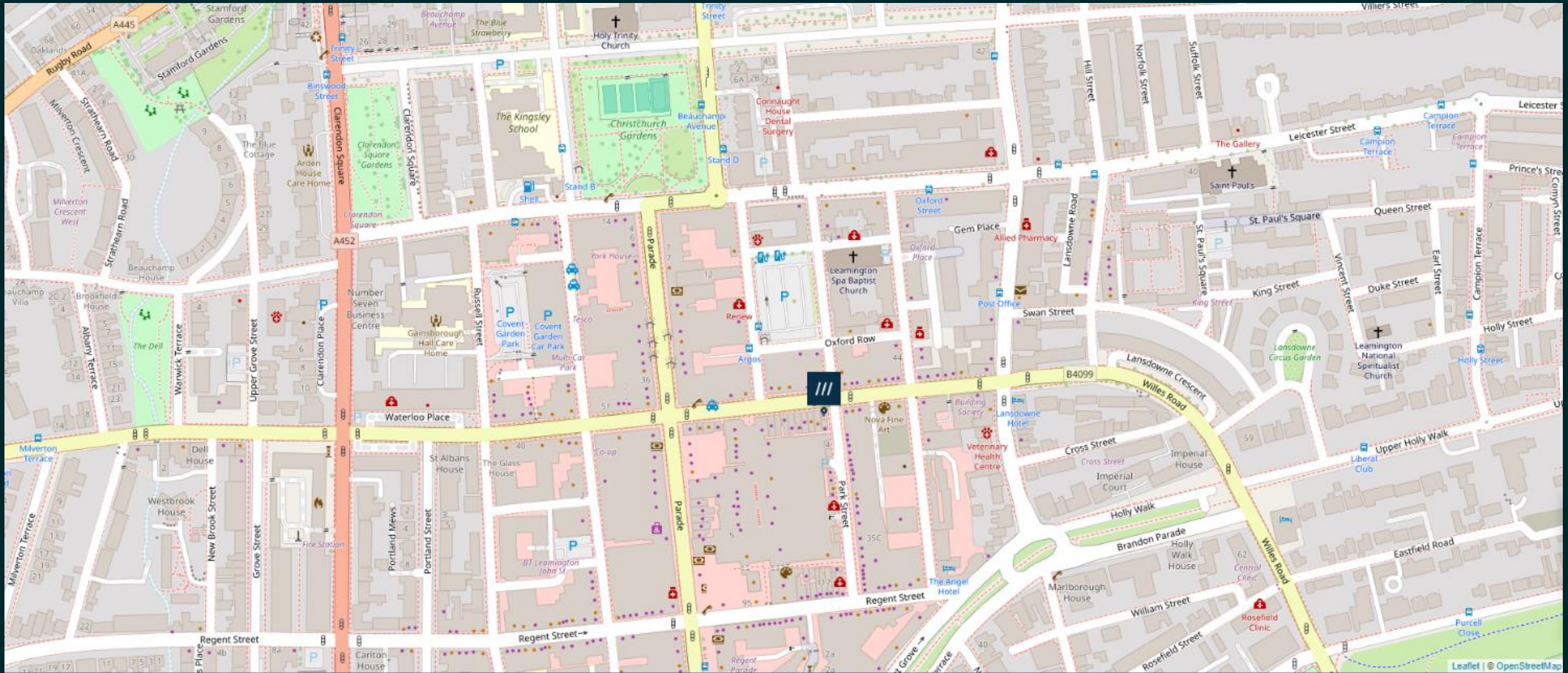
Ground Floor



558 sq.ft. (51.83 sq.m.)

Plan is for illustrative purposes only





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