



TO LET

73 Clarendon Street

Leamington Spa • CV32 4PN

- Lock up Corner Shop with useful ancillary Workshop / Storage at the rear.
- Well located on busy street close to Town Centre.
- Rare mix of accommodation useful for small business.
- Time limited on street parking directly outside.
- Available immediately on new lease.
- Accommodation available:-

Retail area 471 sq ft (43.75 sqm)

Workshop 563 sq ft (52.83 sqm)

Storage 250 sq ft (23.23 sqm).

Rent £17,750 per annum exclusive

Location

Clarendon Street is a busy main road running north to south leading from Lillington Road and connecting with Warwick Street and Willes Road.

Being one of the principal roads taking traffic into and out of the town centre each day, there are high volumes of passing trade and approximately 300 meters to the west is Parade, the main retail area for the town.

The immediate vicinity includes a number of specialist retailers, Post Office, takeaway, offices and residential.

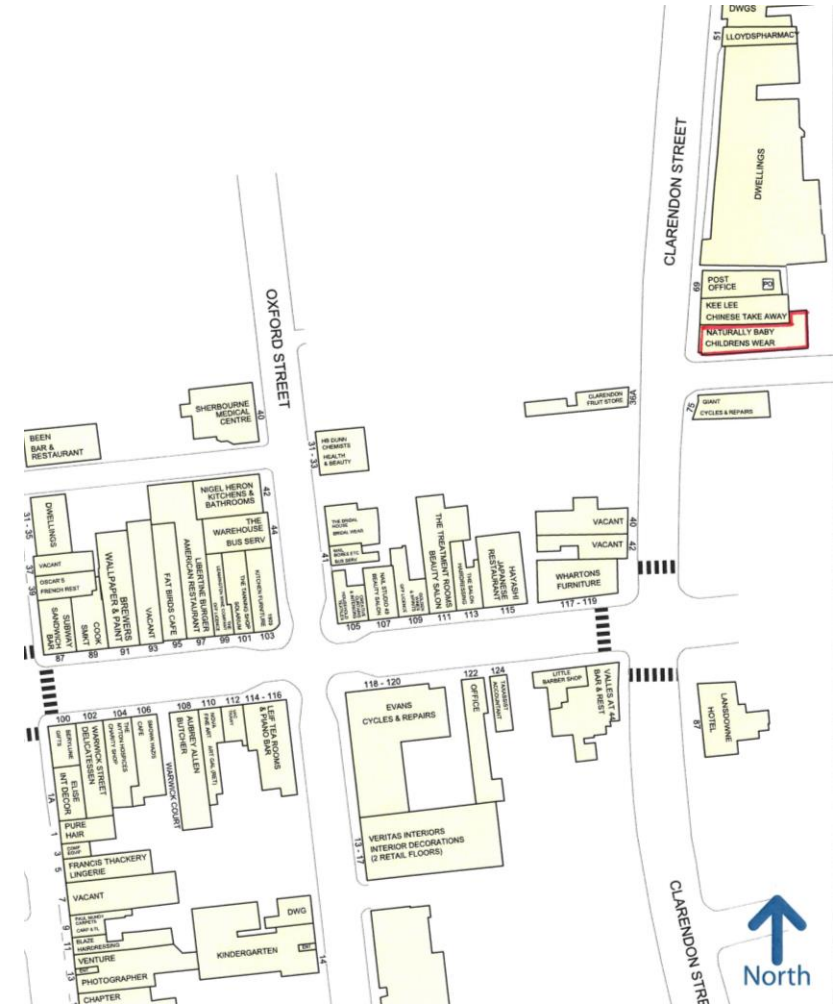
Description

The premises comprise a converted 2 storey end of terrace building which has been used most recently as a retail showroom with ancillary workshop and storage. The upper parts have been converted into 4 flats with separate access off Swan Street where there is also roller shutter access into the rear storeroom for the subject unit.

Internally the shop has a net internal frontage of 20'7" (5.97 metres) and an overall depth of 31'3" (9.53 metres).

There is a large timber framed shop front with glazed pedestrian door to one side and external ramp providing disabled access, suspended ceiling with integral lights, carpet tile floor covering, painted plastered walls, central heating radiators and an internal door to the communal entrance lobby shared with the flats.

An internal roller shutter leads to the workshop, separate store, private WC and a flight of stairs lead down to the cellar which provides further basic storage of 487 sq ft (45.20 sqm).





Accommodation

19'7" maximum narrowing to 12'7" x 31'3" deep (5.97m x 9.53m).

Less deductions 471 sq ft (43.75 sqm)

Workshop 26'7" x 12'1" (8.10m x 3.68m) plus additional areas ie 563 sq ft (52.83 sqm)

Store 19'9" x 12'6" (6.01 m x 3.87m) 250 sq ft (23.23 sqm)

Services

We understand that all mains services 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.

Tenant will also be responsible for their own data and cabling however, it is believed that Fibreoptic supply is available in the immediate area. Tenants should make their own enquiries with the relevant Internet providers.

Rating Assessment

Rateable Value £7,200 (1st April 2023)

No rates will be payable under current legislation.

Planning

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

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.

Lease Terms

The premises are available to let by way of a new lease for a term to be negotiated.

Rent

£17,750 per annum exclusive of Business Rates. Currently no VAT is payable in respect of the property.

EPC

D85 – A copy of which can be made available on request.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

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Floor Plan

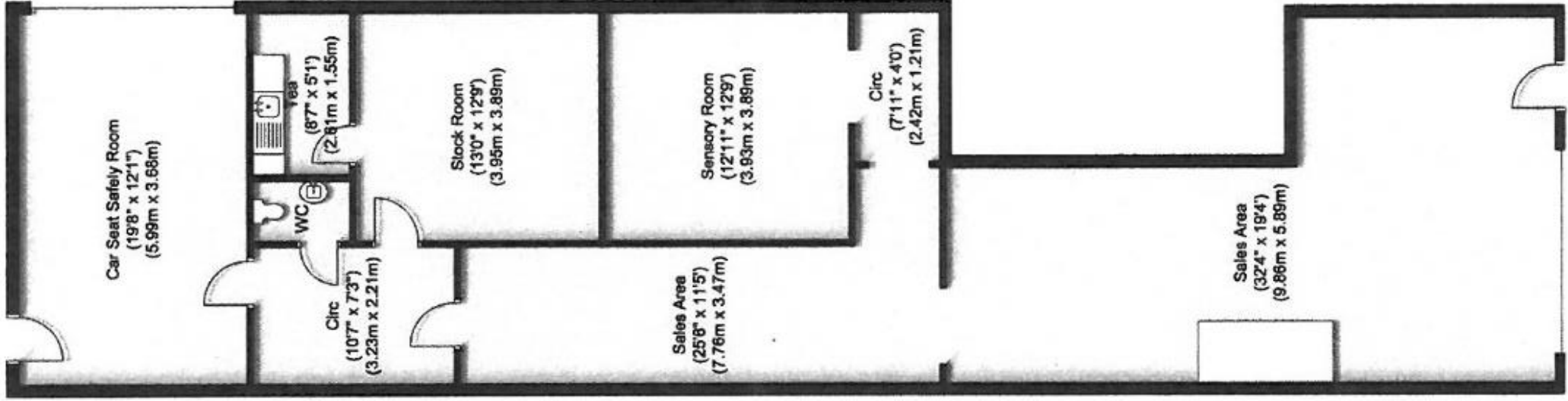


Illustration for identification purposes only, not to scale.