

To Let

60 Holly Walk

Royal Leamington Spa • CV32 4JE

- Superb detached 19th Century period office building in Town Centre location.
- Excellent car parking provision c. 24 spaces off Holly Walk and William Street.
- Property to be refurbished.
- Accommodation Available:
4,633 Sq Ft (430.41 sqm)

Rent £92,500 pax

Location

This period office building is located in the prime business district of Royal Leamington Spa on Holly Walk / Brandon Parade, with both front and rear car parks. There are 24 car parking spaces.

The property is located within easy walking distance of the main town centre facilities; Royal Priors Shopping Centre, Regent Court Restaurant Quarter, and there are further Pay & Display car parks close by.

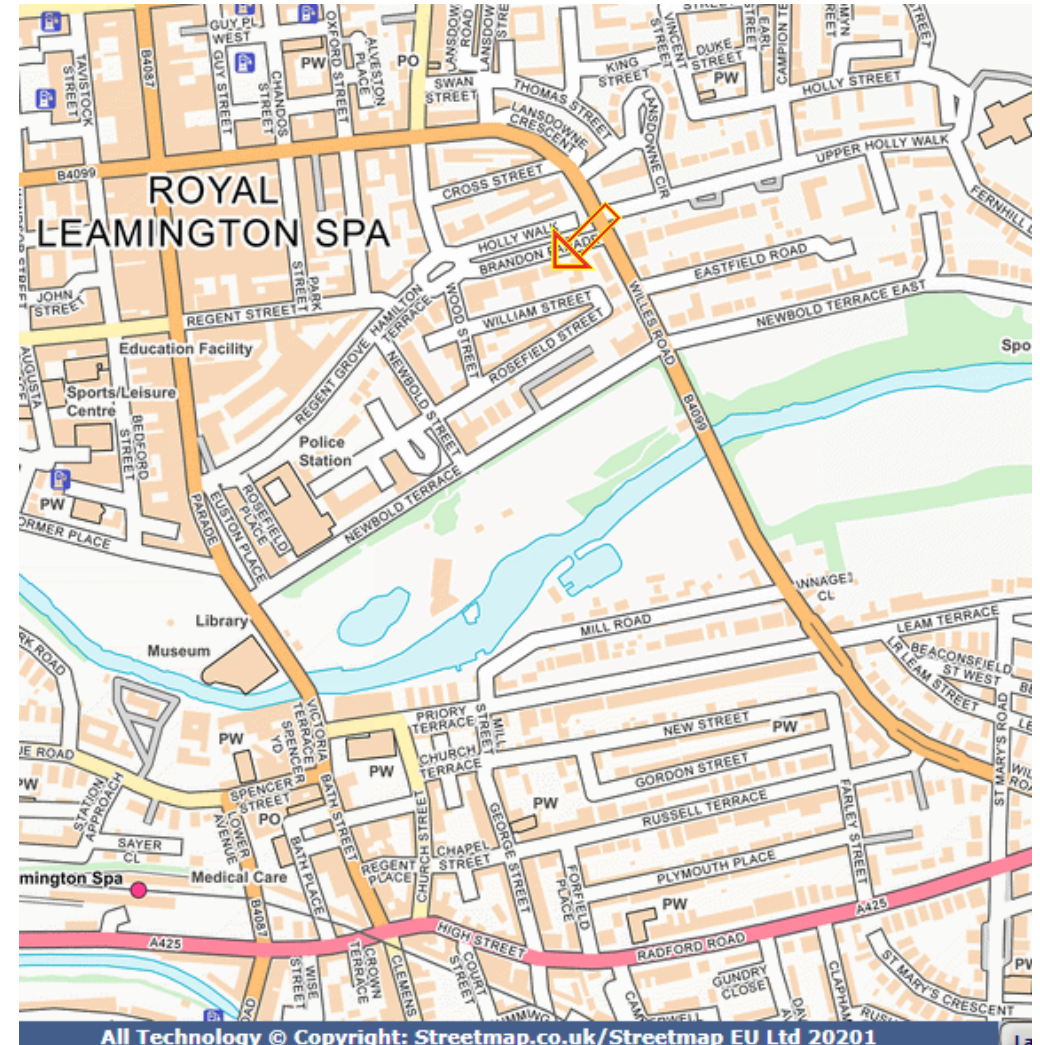
Description

Specification:-

There is current gas fired central heating, surface lighting, carpets, kitchenette and toilet facilities but it is anticipated that there will be a refurbishment of the interior of the building to a standard to be agreed.

Accommodation

	Sq M	Sq Ft
Reception	4.18	45
Ground Floor Front	93.73	1,009
Ground Floor Rear	101.08	1,088
First Floor Front	113.06	1,217
First Floor Rear	99.49	1,071
Kitchen	5.76	62
Store	13.10	141
Total	430.41	4,633







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.

Planning

The property is Listed as being of Architectural and Historical interest.

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.

Business Rates

Rateable Value: £68,500 (April 2023)
Rates Payable: £35,072 per annum

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.

Tenure

The property is available by way of a new FRI lease to be determined at a rent of **£92,500 per annum**.

EPC

83D - A copy can be made available upon request.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Bill Wareing FRICS

T 01926 430700 • M 07715 001018

E bill.wareing@wareingandcompany.co.uk



Jonathan Blood MRICS

T 01926 430700 • M 07736 809963

E Jonathan.blood@wareingandcompany.co.uk

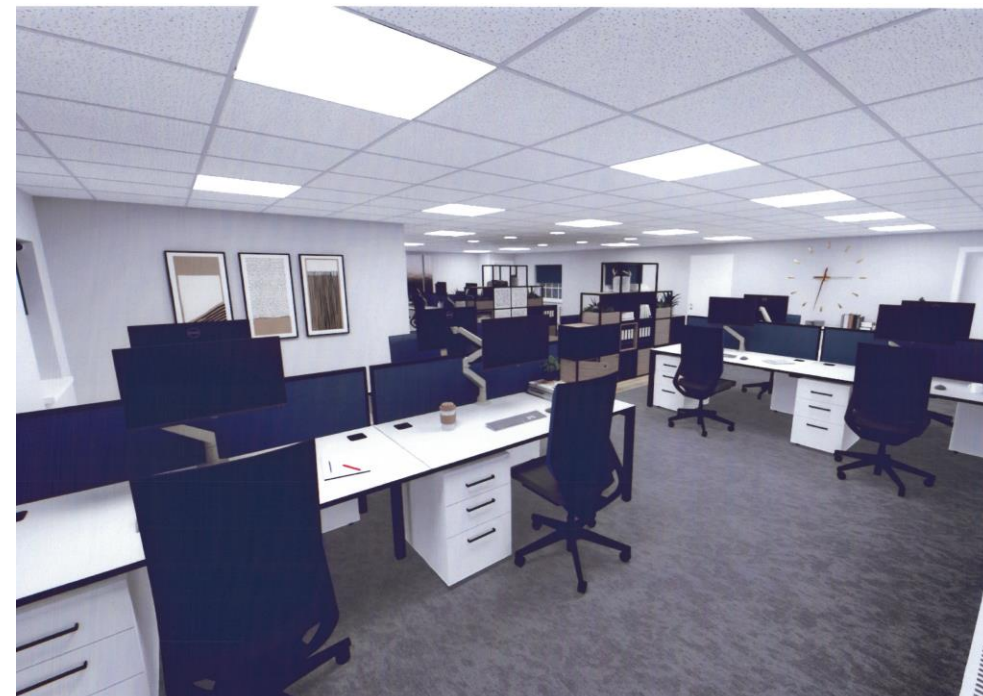


Wareing & Company

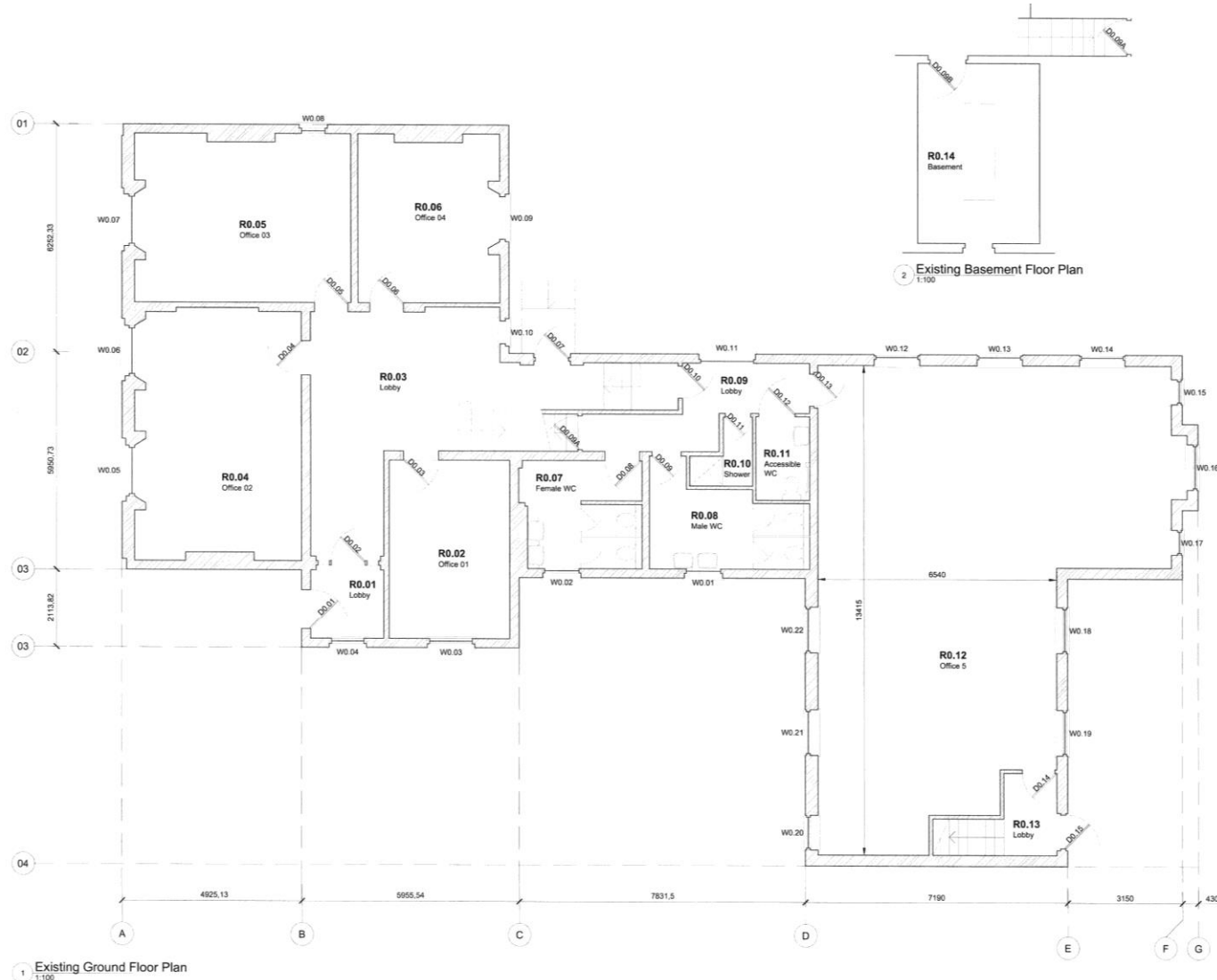
38 Hamilton Terrace, Holly Walk,
Leamington Spa Warwickshire CV32 4LY

www.wareingandcompany.co.uk





Ground Floor Plan



First Floor Plan

