



For Sale/ To Let

1 New Brook Street

Leamington Spa • CV32 5AP

- Mid Terrace, 2 Storey, Self-Contained Office Building.
- Available Immediately For Sale or To Let.
- Excellent Town Centre Location.
- Close to Amenities and a Short Walk from Leamington Spa Railway Station.
- Ideal for owner occupiers
- On Street Car Parking Available Close By.
- Accommodation Available:

1,003 Sq Ft (93.2 Sqm)

Price: Offers in the region of £279,500

Rent: £22,500pax

Location

Royal Leamington Spa is an attractive and affluent Spa town located in the heart of Warwickshire. The town is only 5 miles from Junction 13 & 14 of the M40 Motorway and is situated approximately 2 miles east of Warwick, 8 miles South of Coventry and 18 miles southeast of Birmingham.

Furthermore, the building is only a ten-minute walk from Leamington Railway Station, providing access to London Marylebone (1hr 15 mins), Birmingham New Street (45 mins) and Birmingham Airport/NEC (30 Mins).

New Brook Street is located just off Warwick Street, a short distance west of Leamington Spa Town Centre close to Leamington Fire Station with a mixture of residential and commercial properties around.

The main Town Centre retail and leisure facilities are within a 5 minute walk. On street car parking is available outside and in adjacent streets.

Description

Specification Includes:

- Carpeted floors
- Dado trunking to certain rooms.
- Separate male and female WCs.
- Kitchen facilities
- Attractive timber frame roof feature.
- Secondary glazing.
- Air conditioning and heating.





Accommodation	
Ground Floor	
Office 1	6.8m x 3.6m
Office 2	6.62m x 6.73m
2 WC's	
First Floor	
Office 3	3.46m x 3.63m
Office 4	3.76m x 3.76m

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. The agents have not tested any apparatus on site and therefore, cannot verify the condition.

Planning

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

Business Rates

Rateable Value: £13,750 (April 2023)

For occupiers who are eligible for Small Business Rate Relief, a saving of up to 100% could be made available. For confirmation of this and for potential eligibility, please liaise with Warwick District Council Business Rates Department, 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.

Tenure

The property is available freehold at an asking price of offers in the region of £279,500

Alternatively, the property is available on a new lease at rent of £22,500 per annum for a term to be agreed.

VAT has not been elected.

EPC

C64 - 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



Wareing & Company

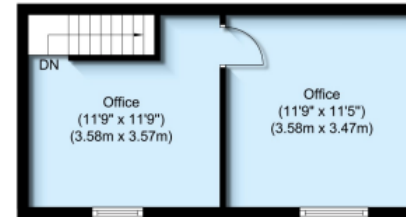
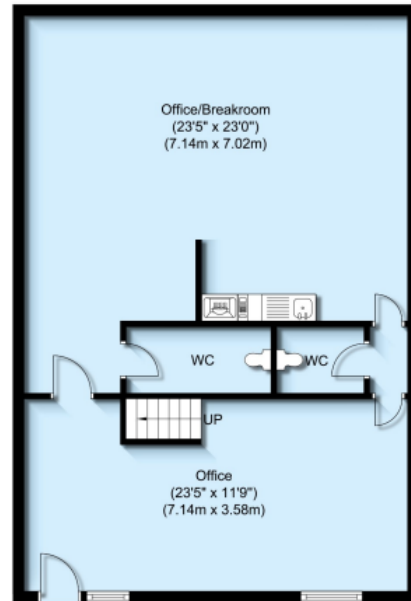
38 Hamilton Terrace, Holly Walk,
Leamington Spa Warwickshire CV32 4LY

www.wareingandcompany.co.uk





1 New Brook Street, Leamington Spa, CV32 5AP



Ground Floor
Approximate Floor Area
822.25 sq. ft.
(76.39 sq. m)

First Floor
Approximate Floor Area
275.12 sq. ft.
(25.56 sq. m)

Approximate Floor Area
1097.38 sq. ft.
(101.95 sq. m)

Illustration for identification purposes only, not to scale.