

To Let

37-39 Oxford Street

Leamington Spa • CV32 4RA

- Self Contained, Ground floor Lock up Shop
- Excellent Town Centre Location, close to Amenities
- Available Immediately on new lease.
- May split into 2 units
- On Street Pay & Display Parking
- Accommodation Available:
Total: 869 Sq Ft (42.98 Sq M)

Rent £19,500 PAX



Location

The subject property occupies a prominent location on Oxford Street, right in the heart of Leamington Spa Town Centre. The property is close to the intersection with Warwick Street which in turn leads to the Parade.

The surrounding area mainly comprises retail and residential but is also closely situated to the Guy Street surface level car park.

The property is identified on the map on this page.

Sat Nav: CV32 4ra

Description

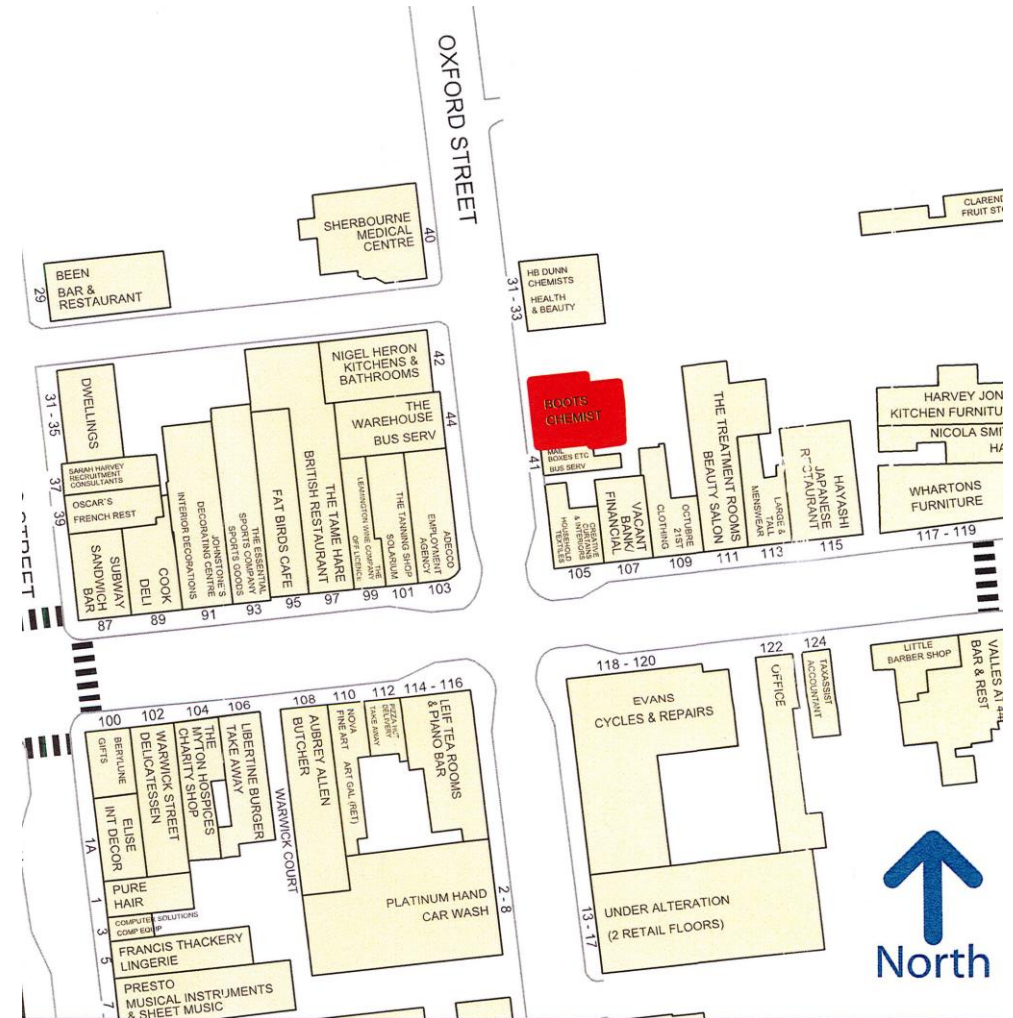
The property comprises a double width, ground floor lock up shop which has been occupied previously by Boots the Chemist and more latterly as a Bridal Studio.

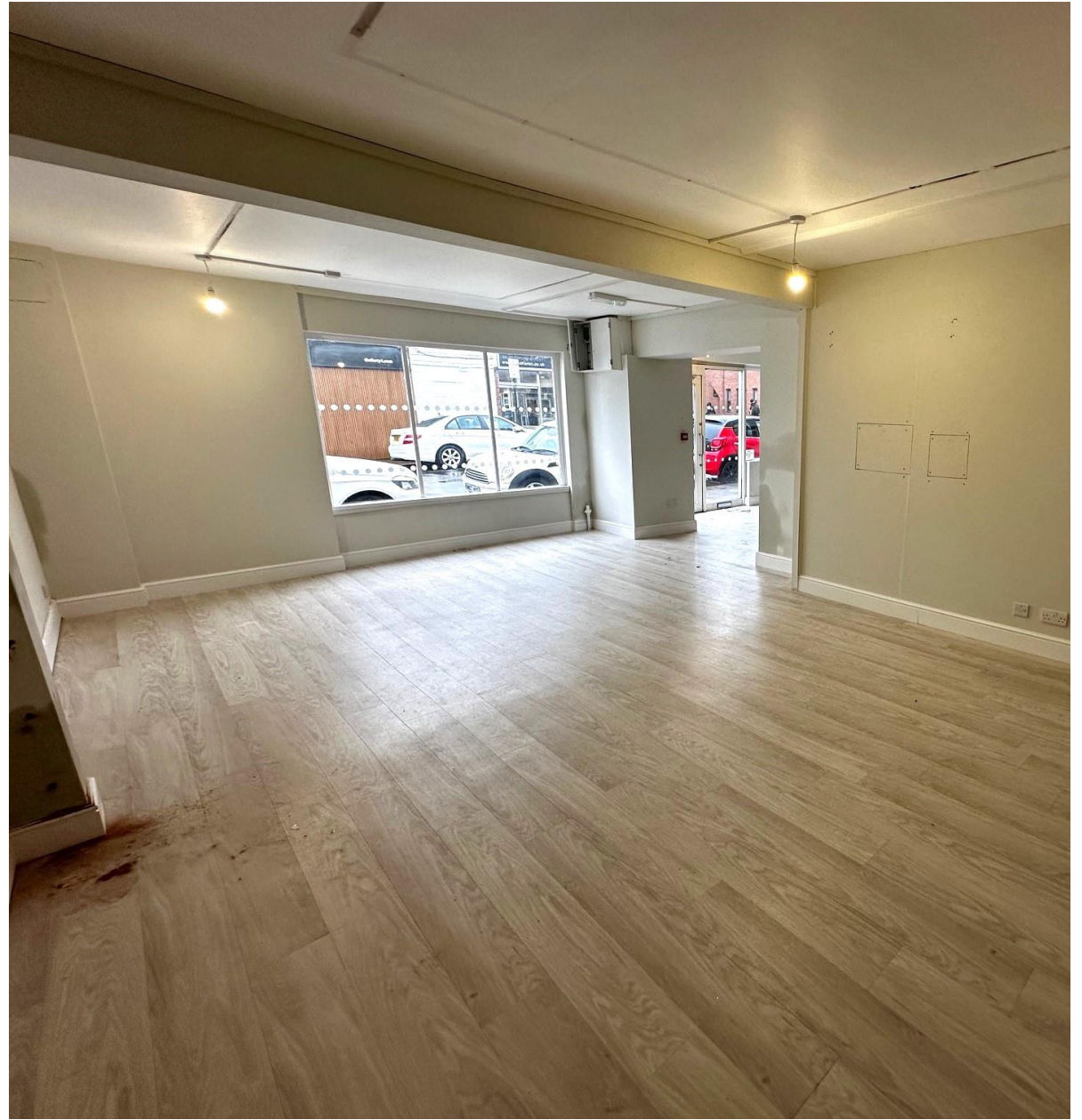
It is fitted with wooden effect flooring and neutrally decorated throughout.

To the rear, there is a WC and tea point area plus Store.

There is also an external seating area.

There are 2 AC units which provide heating and cooling.





Services

We understand that mains electricity, water & drainage 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.

Business Rates

Rateable Value:	£15,000
Rates Payable:	£7,350

Service Charge

Tenants will contribute towards service charge for the upkeep and maintenance of the external areas of the building.

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 on a new effective full repairing and insuring lease for a minimum term of 3 years at a quoting rent of £19,500 excl. Vat. .

EPC

To follow.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the joint agents:

Jonathan M Blood MRICS

T 01926 430700 • M 07736 809963

E Jonathan.blood@wareingandcompany.co.uk

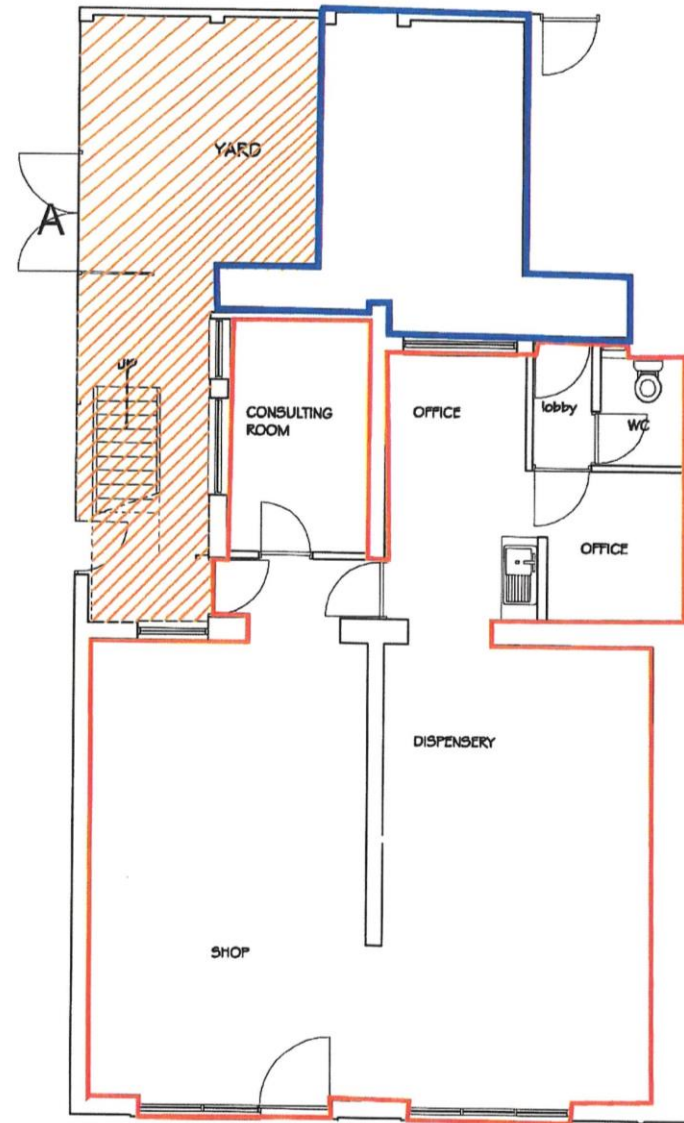


Wareing & Company

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PLAN 1

GROUND FLOOR PLAN