

# To Let

## 91 Radford Road Leamington Spa • CV31 1JZ

- Commercial premises set over ground and basement levels.
- Prominent and attractive retail frontage.
- Leamington Spa Town Centre location.
- Spacious accommodation.
- Would suit a number of alternative uses.
- Accommodation Available:  
1,032 Sq Ft (95.9 Sqm)

**Rent: £13,200 pax**



### Location

The property is situated on an attractive corner plot off one of the main arterial roads in the heart of a popular residential part of Leamington's town centre. It is within close proximity to a Sainsburys local store and other local amenities.

Within walking distance of Leamington Train Station allowing for superb access to Birmingham, London and other major destinations.

### Description

Specification Includes:

- Commercial premises set over ground and basement levels.
- Large bay window display on prominent and busy route into town.
- Wooden flooring.
- High ceilings and lighting tracks with spotlights.

### Accommodation

Area	Sq Ft	Sqm
Ground	590	54.8
Basement	442	41.1
<b>Total</b>	<b>1,032</b>	<b>95.9</b>



### Services

We understand that all mains electricity and water 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.

### Planning

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

### Business Rates

Rateable Value: £6,600

Subject to occupier status, it is believed no rates will be payable to a single property occupier.

### 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 lease assignment or may be available by way of a new lease on internal repairing and insuring terms at a rent of **£13,200 per annum exclusive**.

Please note the property is not elected for VAT.

### EPC

C56 - 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:

Jonathan M Blood MRICS

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E [Jonathan.blood@wareingandcompany.co.uk](mailto:Jonathan.blood@wareingandcompany.co.uk)



### Wareing & Company

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Floor Plan

