

# For Sale / To Let

## 33 Warwick Street

Leamington Spa • CV32 5JX

- Grade II Listed period office building.
- Great Town Centre location.
- Rear car parking.
- May be suitable for other uses STPP.
- Available immediately leasehold or freehold.

Total: 3,375 sq ft  
(313.35 sqm)

**Guide Price £850,000 excl.**

**Rent £49,000 P.A.X.**





## Location

The property is situated on Warwick Street, right in the heart of Leamington Spa town centre and a short distance from The Parade (the town's primary retailing pitch).

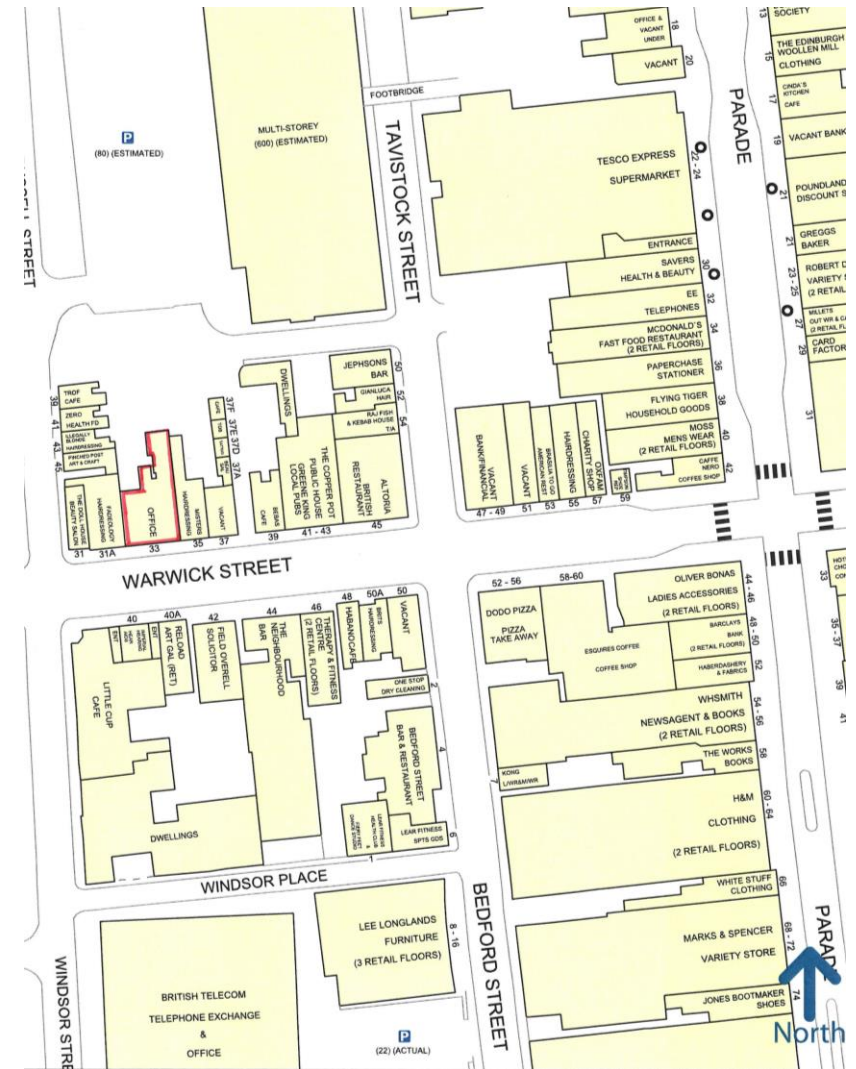
Royal Leamington Spa is an attractive and affluent Spa town located in the heart of Warwickshire, approximately 2 miles east of Warwick, 8 miles South of Coventry and 18 miles southeast of Birmingham.

The town provides an attractive commercial environment, comprising Regency and Victorian architecture set along wide, boulevard style streets. The town boasts a wide range commercial occupiers and has become a major national hub for gaming companies and other tech companies such as Sumo Games, Ubisoft, Meta, earning the title Silicon Spa.

## Description

The subject property comprises the following:-

- A mid terraced, 4 storey, Grade II Regency building.
- Basement; 2 large offices with natural light plus WC block and tea point.
- Ground; Reception, boardroom, 3 further offices, safe / data / comms room, WC, kitchen.
- First; office on mezzanine landing, 3 further offices and WC.
- Second; 4 offices and WC.
- Specification generally includes; carpet tile floor coverings, dado level perimeter trunking, Cat II lighting.
- The property benefits from period features such as large sash windows, high floor to ceiling height etc.
- To the rear of the property is a car park.









## Accommodation

Floor	Size Sq. Ft.	Size Sq. M.
Ground Floor	1,039	96.52
First Floor	969	90.02
Second Floor	738	68.56
Basement	629	58.43
<b>TOTAL</b>	<b>3,375</b>	<b>313.53</b>

## Services

All main services are either connected or are available for connection to the premises but neither the landlord nor the agent can provide any guarantees or warranties in relation to their condition.

Parties are advised to make their own enquiries.

## Planning

The property is Grade II Listed and has previously been used as an office. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

## EPC

E104 – a copy can be made available upon request.

## Tenure

The property is available by way of a new full repairing and insuring lease at a rent of £49,000 P.A.X on terms to be agreed.

Alternatively, the freehold of the property is available at a guide price of £850,000.

## Rating Assessment

The property is assessed for rating purposes as follows:

Rateable Value	£33,250 (1 <sup>st</sup> April 2023)
Rates Payable	£16,591.75

## Legal Costs

Each party is to be responsible for their own legal costs and surveyor's costs incurred in this transaction.

## 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](mailto:bill.wareing@wareingandcompany.co.uk)



### Jonathan M Blood MRICS

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## Wareing & Company

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Leamington Spa Warwickshire CV32 4LY

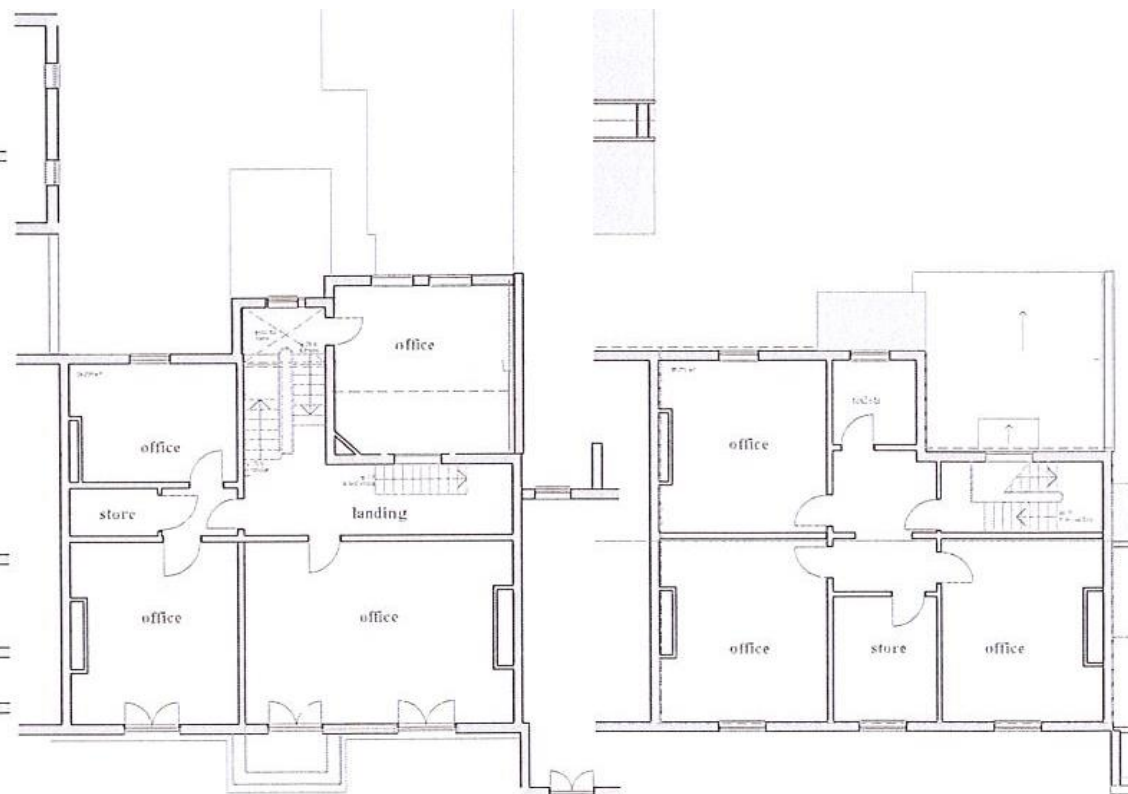
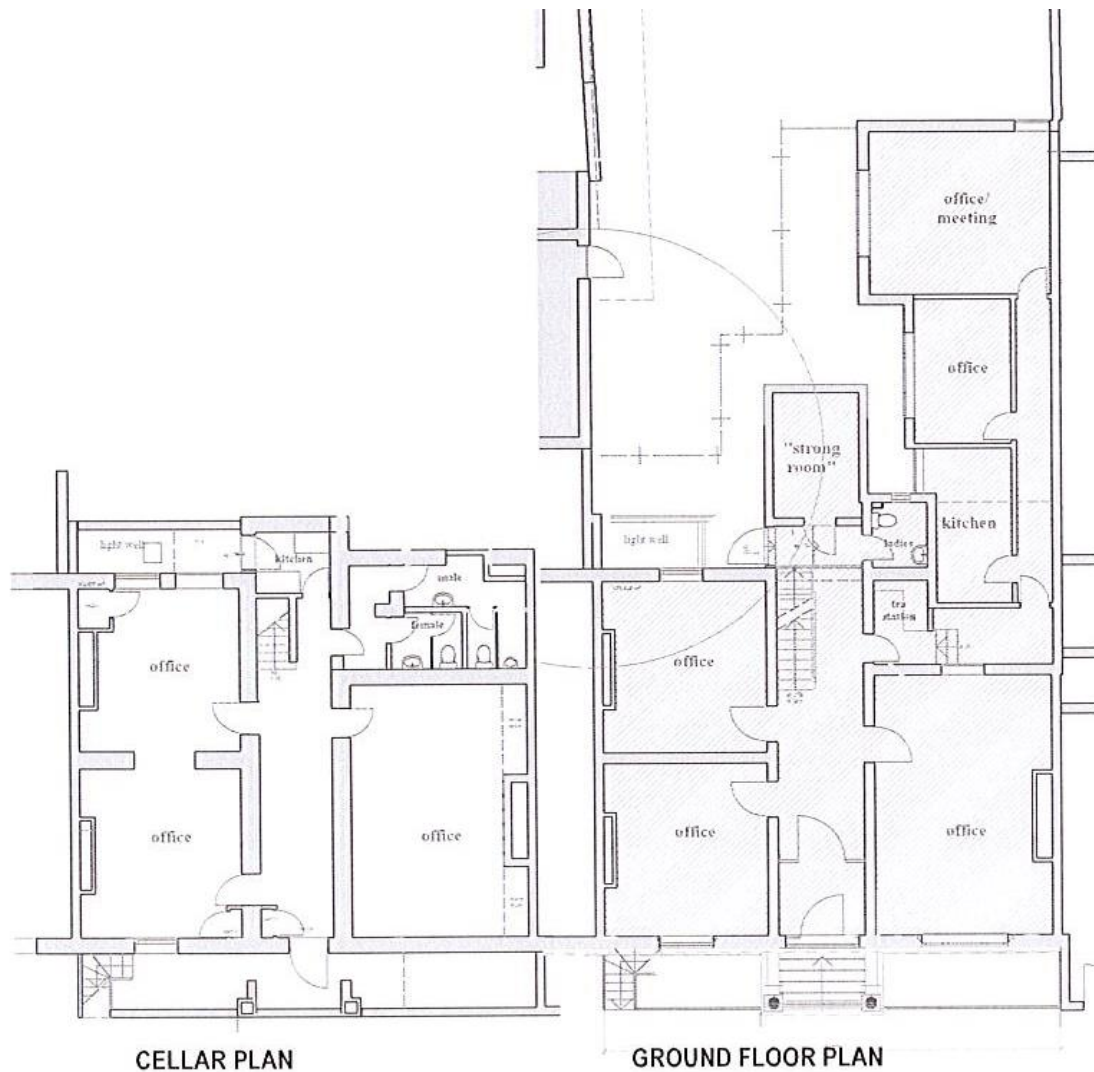
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client	Educare 33, Warwick Street, Royal Leamington Spa, Warwickshire, CV32 5JX.	scale	1:100
date	March 2019	drawing number	1915/s/01
title	Existing Floor Plans.	author	architect