

To Let / May Sell

Grade II Listed Town Centre -
Class E Premises

1,011 sq.ft (94 sq.m)

5 High Street, Southam, Warwickshire, CV47 0HA



Accommodation

5 High Street comprises a mid terraced Grade II Listed building of traditional brick construction, with a cream rendered frontage and pitched tiled roof.

Internally, the property comprises a large retail/reception area upon entering the property, individual office at the rear of the ground floor, two further offices on the first floor with kitchen & WC and one office/storage room on the second floor. The offices benefit from part LED lighting and electric convection radiators. The first floor front office is air conditioned.

In addition, the property benefits from a rear yard and external store, measuring 4.20m by 2.44m and 4.30m by 2.20m respectively.

The accommodation in greater detail measures:

Retail Frontage: 3.52 m

Retail Depth: 5.81 m

Ground Floor: 500 sq.ft (46.41 sq.m)

First Floor: 385 sq.ft (35.75 sq.m)

Second Floor: 126 sq.ft (11.66 sq.m)

Occupiers of the Grade II Listed property will also benefit from free parking at Wood Street Car Park, which is less than 125 metres away.

Available Now

SAT NAV: CV47 0HA  tram.upsetting.crafts

ehB
Reeves
commercial property experts

Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

For viewing arrangements, contact:

Oliver Shelley 01926 888181

oliver@ehbreeves.com/ehbreeves.com

Location

The subject property is located on High Street in the market town of Southam.

High Street forms the central part of the main arterial road bisecting Southam Town Centre. Occupiers in the vicinity include Alsters Kelley, Lloyds Bank, Southam Library and The Co-operative

Tenure

The accommodation is offered on a new lease for a minimum 3 year term. The lease will be drawn on full repairing and insuring terms, and will be excluded from Sections 24-28 inclusive of the Landlord & Tenant Act 1954.

A freehold sale is considerable, please contact for more detail.

Services

Mains electricity, water and drainage are connected.

EPC TBA

Planning

Class E

Rent

£13,000 per annum (exclusive)

Rates

The rateable value for the current year is TBA.

Legal Costs

Each party will be responsible for their own legal costs associated with this transaction.

