



ehB
Reeves
commercial property experts

FOR SALE (FREEHOLD)
Class E Premises
665 sq.ft (62 sq.m)

11 Market Hill, Southam, Warwickshire, CV47 0HF

Accommodation

11 Market Hill comprises an end-of-terrace Grade II listed building providing accommodation set out on two floors, the ground floor providing retail/office accommodation with two bay windows and central pedestrian door.

An internal staircase provides access to the upper floors providing a mixture of office accommodation, a kitchen, a WC and storage.

Whilst the building is in need of some refurbishment works, the property does lend itself to redevelopment with considerable potential (subject to planning). The property, which is currently occupied and trading, is to be sold freehold with vacant possession.

Heating to the property is by way of a gas fired wet central heating system. The first floor offices are air conditioned.

The accommodation in greater detail comprises the following:-

Ground Floor

Internal Shop Width: 5.07m

Shop Front Width: 3.74m

Shop Depth: 7.55m

Retail Floor Area: 390 sq.ft (36.29 sq.m)

Store: 16 sq.ft (1.52 sq.m)

First Floor

Office: 190 sq.ft (17.69 sq.m)

Kitchen: 49 sq.ft (4.53 sq.m)

Store: 22 sq.ft (2.06 sq.m)

WC facility



Location

Market Hill is located at the heart of the market town of Southam, an ever growing and vibrant town in the heart of Warwickshire. Located approximately 8 miles east of Leamington Spa, 12 miles south west of Rugby, 15 miles south east of Coventry and within 25 miles of Birmingham International Airport and the NEC.

Southam has grown considerably in recent years with a number of significant residential developments being undertaken coupled with the expansion of the local business parks and other local amenities.

Market Hill is the prime retailing pitch within the town centre. There are excellent car parking provisions nearby including free parking at the wood street car park and on street, excellent public transport with other amenities such as the local Library and Police Station being very close by. The location is occupied by a mixture of retail units, restaurants, pubs, fast food outlets and office space. The Dallas Burston Polo Grounds are also nearby.

Tenure

The property is to be sold Freehold subject to Vacant Possession.

Services

Mains gas, electricity, water and drainage are connected to the property.

EPC D (98)

Planning

Class E

Price

£130,000 (exclusive of VAT)

Rates

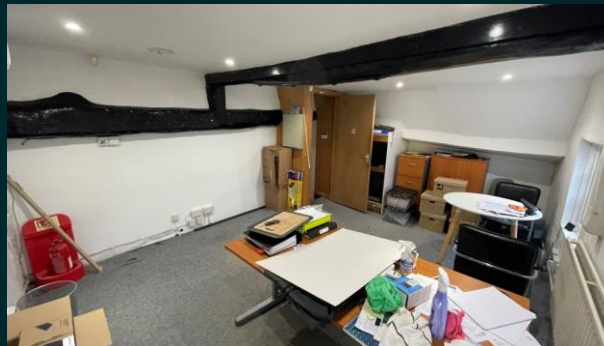
The Rateable Values for the current year are:

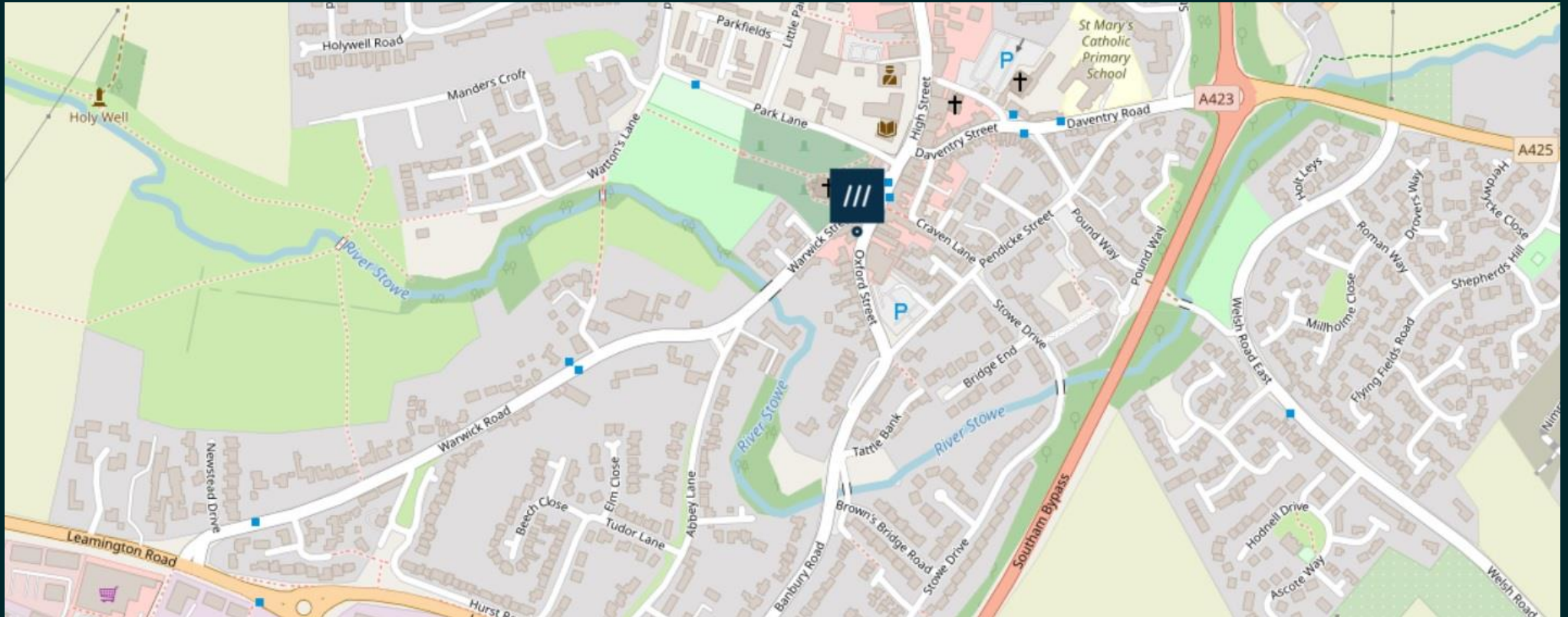
Ground Floor: £7,000

First Floor: £2,375

Legal Costs

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





Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

For viewing arrangements, contact:

Sam Hain 01926 888181

sam@ehbreeves.com/ehbreeves.com

ehB Reeves for themselves and for the seller/lessor of this property who agents they give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. ehB Commercial does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

