



For Sale

4-6 Clemens Street Leamington Spa • CV31 2DL

- Comprising 2 x Period, Mid-terrace commercial Buildings
- Excellent Town Centre Location right in the heart of Old Town
- Withing close proximity of Leamington Station
- Freehold available
- May be suitable for other uses STPP
- Accommodation Available:

Total: 3,907 Sq Ft (363 Sq M) GIA

Offers Based on £695,000

Location

The properties are located close to the junction of Clemens Street with High Street in the heart of Leamington Spa Old Town.

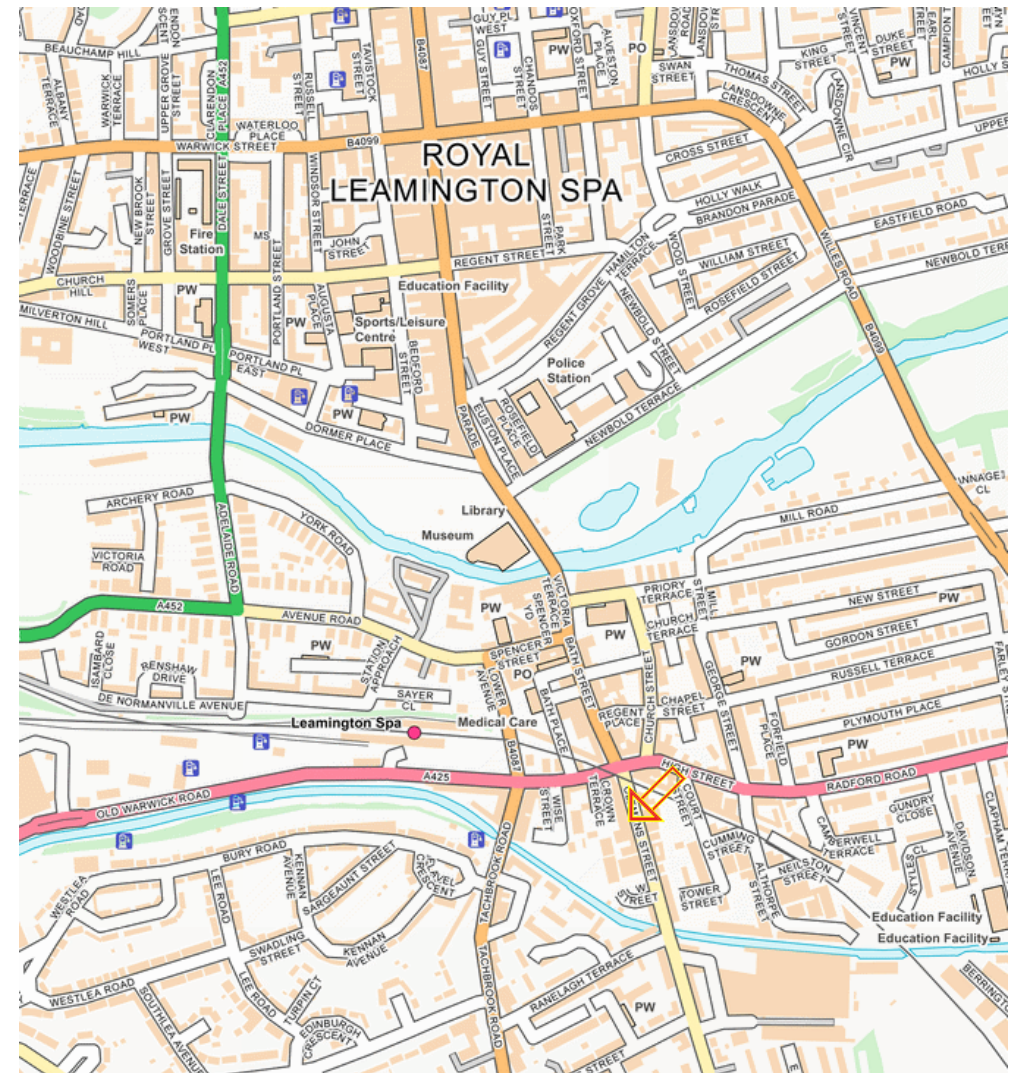
They are a short walk to Leamington Spa station and the immediate area is made up of a number of commercial and residential occupiers.

The premises have been used for many years for charitable purposes as an administrative office but we believe no.4 may have been used as a public library historically.

There is time limited on street car parking permitted on Clemens Street as well as on a number of other streets within close proximity.

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 retail environment, comprising Regency and Victorian architecture set along wide, boulevard style streets. The town boasts a wide range of major national retailers as well as high end boutique style retailers and strong independent provision for both fashion and specialty shopping.



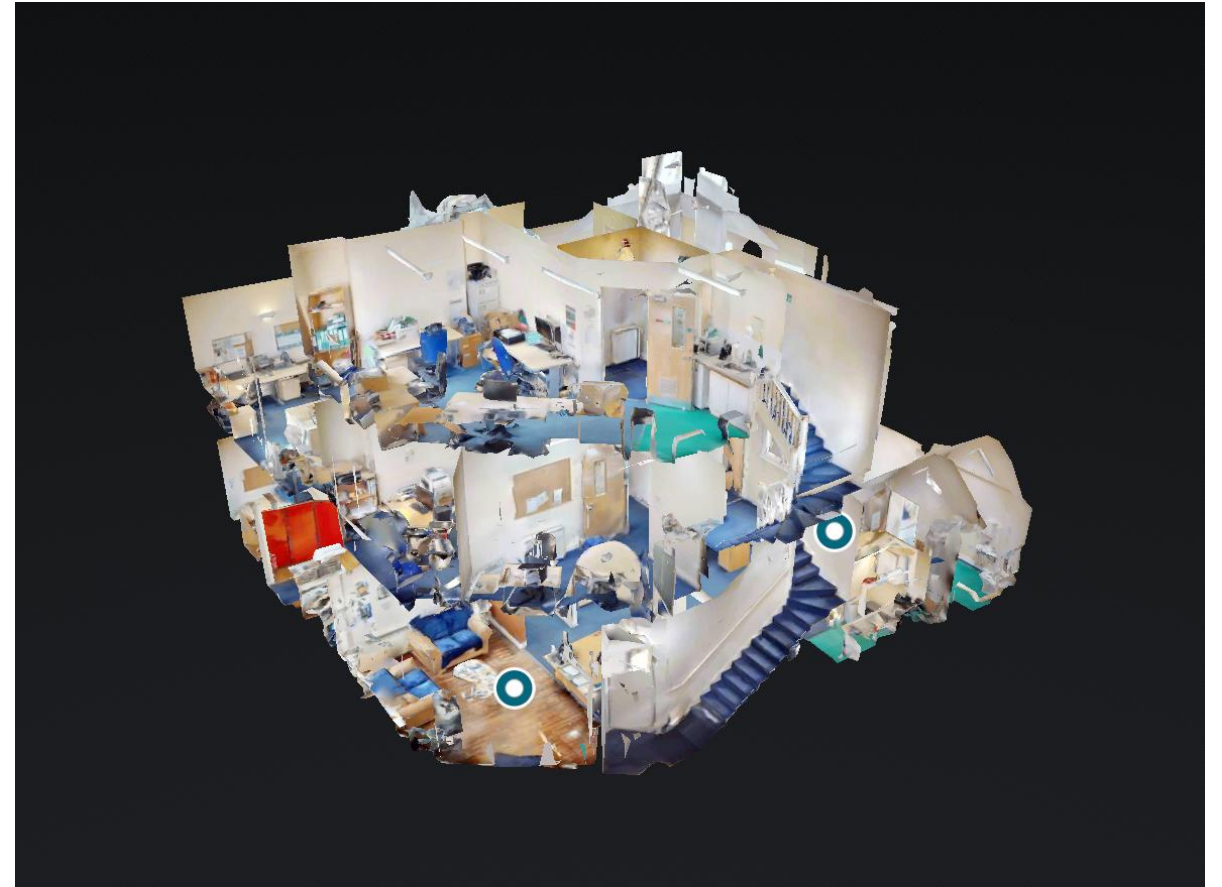


Description

The subject properties comprise:

- 2 x mid terraced, Period building of part 3 and part 2 storey construction.
- Grade II Listed (List entry number 1381259).
- Thought to have been constructed around 1808-1816 as houses but now a mixture of offices/retail shop frontage (which was a later alteration in mid C20)
- Rendered front elevation incorporating timber framed sash windows.
- Buildings were originally 2 separate properties and could be converted as such but have most recently been used as a single premise, having been refurbished with the benefit of Lottery funding several years ago.
- Internally, the property is currently laid out as a variety of open plan and cellular offices with meeting rooms.

Floor	Size (Sq Ft) GIA	Size (Sq M) GIA
Ground	1,873	174
First	1,636	152
Second	398	37
Total	3,907	363



Link to virtual tour: <https://my.matterport.com/show/?m=b7N1agtSiLT>



Services

All mains services are either connected or available for connection to the property. 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

The premises are suitable for Class E Use throughout. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Separation Note

The premises have previously been occupied separately and could easily be converted for separate use.

Business Rates

Rateable Value: £18,750 (April 2023)
Rates Payable: £9,356 per annum

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.

Price

The property is for sale and the asking price is '**offers based on £695,000**' subject to contract.

EPC

C66 - 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:

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