

# Investment For Sale

37 Coventry Street

Southam • CV47 0EP

- Hairdressing / restaurant Investment available Freehold.
- Lease until January 2029.
- Current rent £9,500 per annum.

Ground floor 296 sq ft (27.52 sqm)

First Floor 296 sq ft (27.52 sqm):

**Price £155,000**

**Subject to occupational lease and  
Subject to Contract**



## Location

The property enjoys a prime position in the heart of Southam, an attractive and increasingly popular Market Town located approximately 7 miles to the east of Royal Leamington Spa.

Southam offers a blend of traditional charm and modern convenience, with a growing population and a strong local economy.

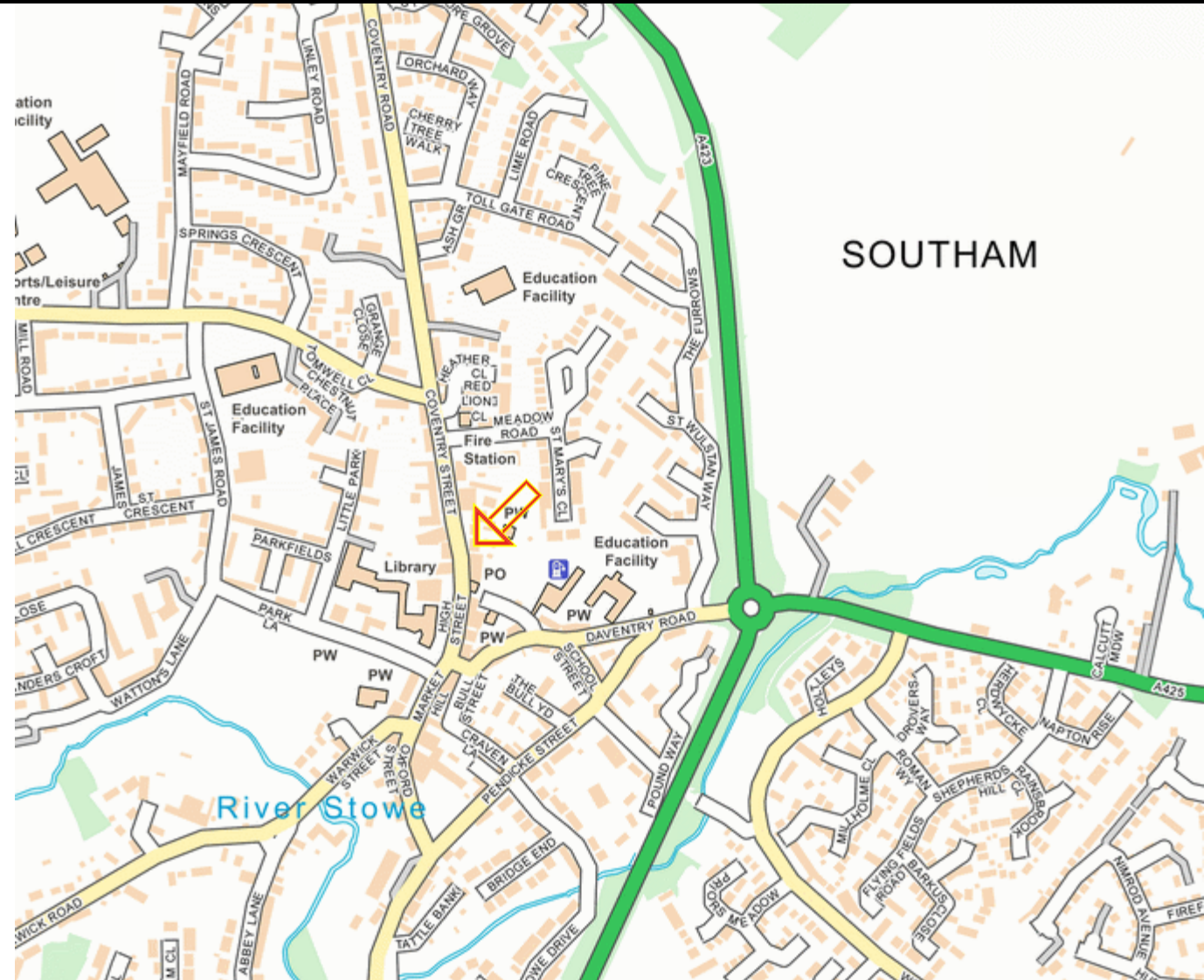
The town is home to a number of notable employers, including AL-KO Kober, Alumet and Codemasters, contributing to its continued growth and appeal.

The property is situated just to the north of the Town Centre and benefits from excellent visibility and convenient access to a wide range of local amenities, services and transport links.

## Description

The property comprises:-

- 2 storey, road fronting, building of brick construction with tile covered roof.
- Ground floor – 6.4 x 4.3m, solid floor, shop window, 3 treatment chairs, store and kitchen off.
- First floor – further salon area and separate treatment room, lobby with WC off.



### Services

We understand that all mains services are connected to the property however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The property has gas fired central heating.

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. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

### History

The property has been used for many years as a hairdressers with salon on the ground and first floor.

### Business Rates

Rateable Value: £5,000 (2026 List)

### EPC

TBC- A copy can be made available upon request.

### 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.

### Legal Costs

Each Party will meet their own legal and professional costs.

### Lease

The premises are held on a lease for a term of 10 years from 6<sup>th</sup> January 2019 ie, expires 5<sup>th</sup> January 2029 at a current rent of £9,500 per annum. The Tenant is responsible for all internal repairs and maintenance and for a proportion of the insurance premium in respect of the property and for contributing 30% towards the cost of external repairs.

### Price

**£155,000** for the freehold, subject to the occupational lease and subject to contract.

### Summary

There is an opportunity to acquire a well let, long established hairdressing investment in the heart of a buoyant Market Town.

#### Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Bill Wareing FRICS

T 01926 430700 • M 07715 001018

E [bill@wareing.co](mailto:bill@wareing.co)



#### Wareing & Company

38 Hamilton Terrace, Holly Walk,  
Leamington Spa Warwickshire CV32 4LY

[www.wareing.co](http://www.wareing.co)

