Wareing & Company
Commercial Property Experts

TO LET

Former Retail Showroom Premises in Busy Town Centre Location



8-16 Bedford Street, Leamington Spa, CV32 5DY

Net Internal Floor Area 17,849 sq ft (1658.17m²)
Rent on Application

Property Highlights

» Purpose built detached 3 storey premises with large retail footprint and off street servicing.

» Suitable for a variety of alternative uses, subject to planning consent being granted.

» Prominent town centre location.





Accommodation

Space	sq ft	sq m
Ground floor	5960	553.68
First floor	5860	544.39
Second Floor	6029	560.10
Total	17849	1658.17

Location

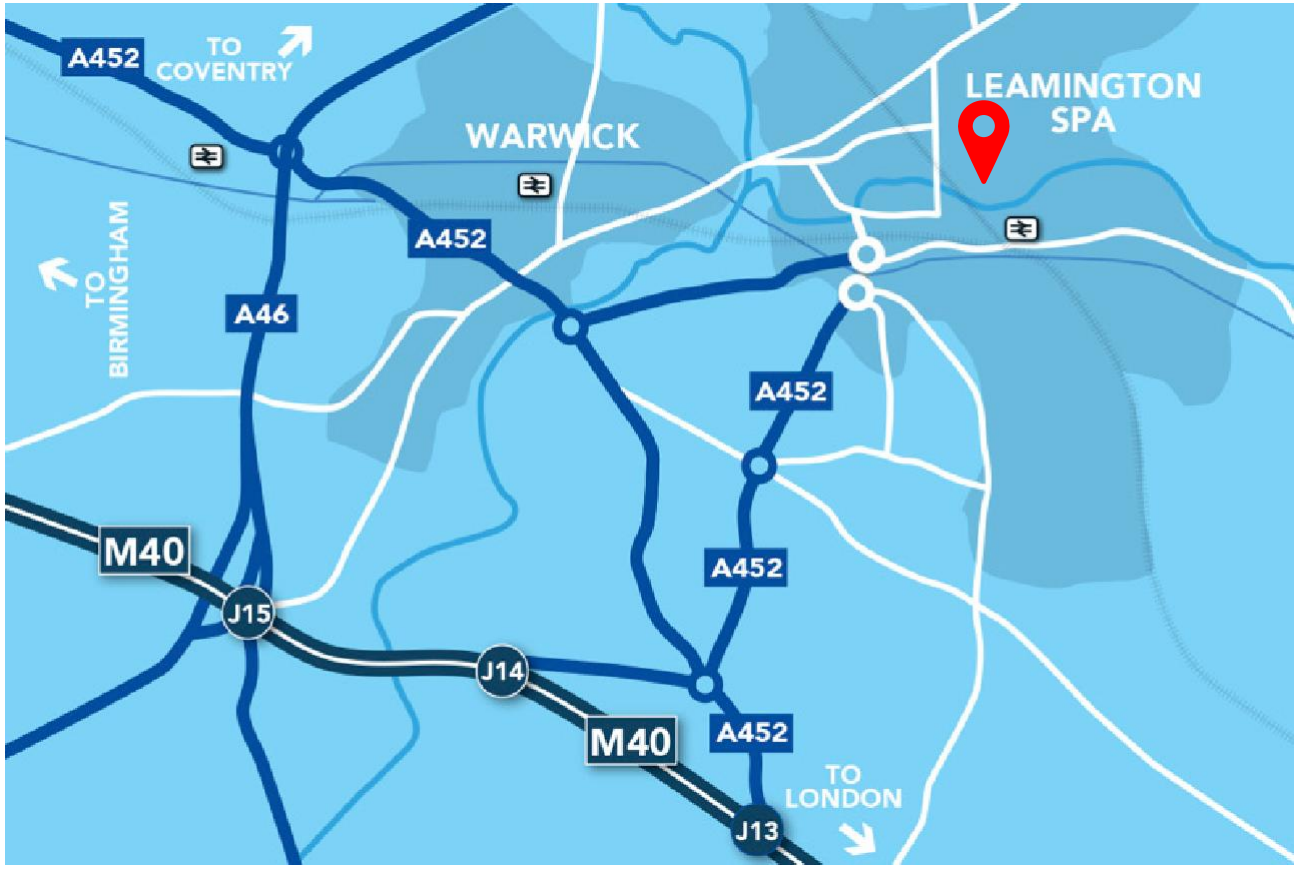
Royal Leamington Spa is an affluent town located in the heart of Warwickshire with access to regional and national road networks with the M40 providing links to Birmingham in the north via the M42, M5 and M6 and London to the south. There are also connections to the M1, M4 and M25 which provide further links to the rest of the country.

The rail service provides links to London Marylebone with a journey time of approximately one hour ten minutes and Birmingham International Airport is within approximately sixteen miles.

The main shopping and commercial centre is within the Town Centre, the principal development comprising Royal Priors Shopping Centre (160,000 sq ft) and Regent Court Leisure scheme.

Most major multiple retailers are represented in the town and there is a wide range of high-quality independent retailers located in the Town Centre.

The prime shopping area is Parade, and the subject premises are located on Bedford Street which runs parallel to Parade between Regent Street and Warwick Street to the west. Bedford Street is one way to traffic, south to north and the premises have an extensive frontage on the western side of the street, directly opposite the rear entrance to Marks & Spencer, predominantly food store.









Description

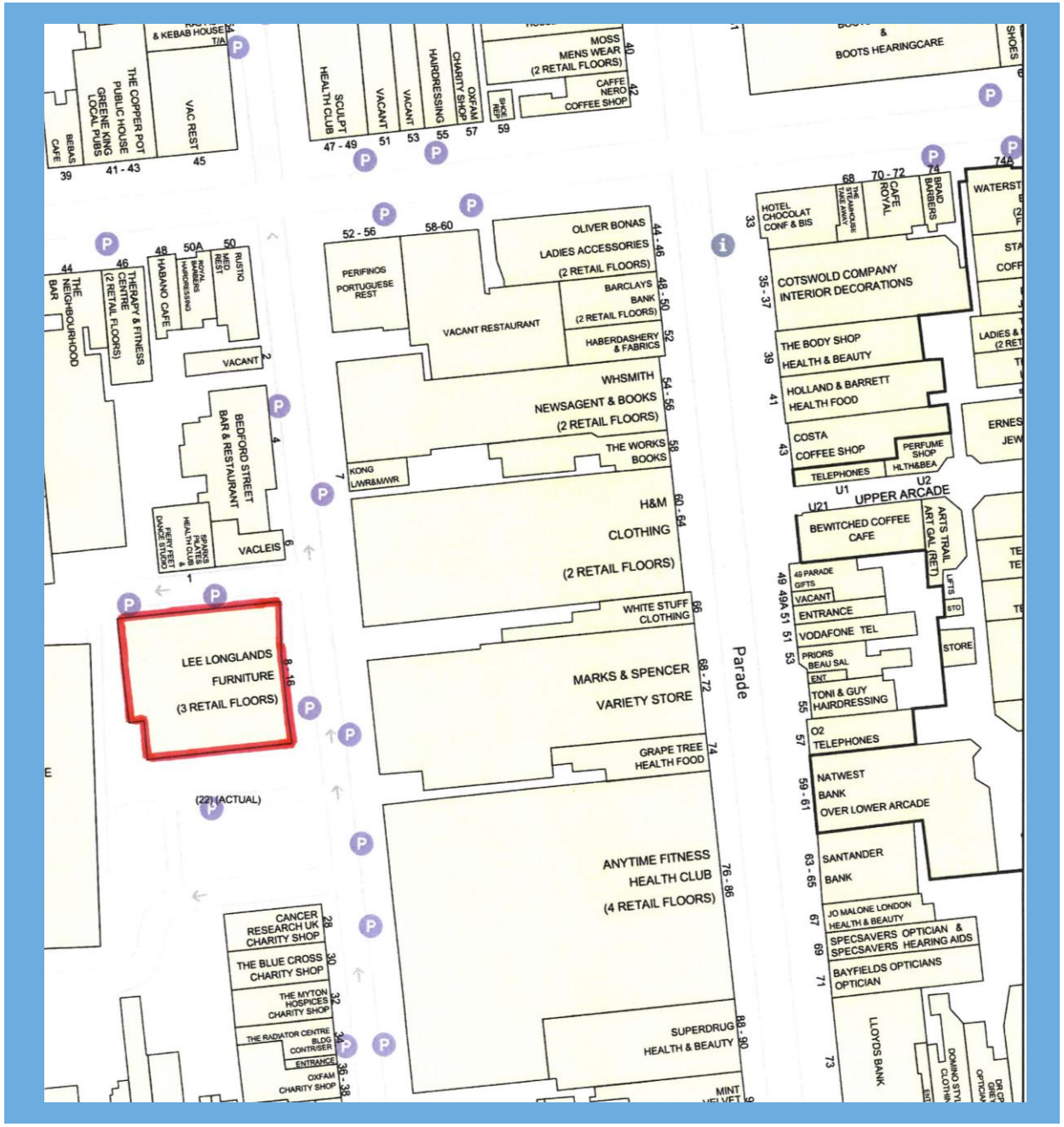
The premises comprise a purpose-built brick, 3 storey building, originally developed as a major furniture store and let to a subsidiary company of Owen Owen Plc and most recently has been occupied by Lee Longlands Limited.

There are very few significant retail floor plates available within central Leamington Spa.

The property is considered to be suitable for alternative use such as offices and / or leisure.

The ground floor has a metal frame display window, central entrance door set back from Bedford Street.

Sales area is interspersed with a number of structural columns and there are staircases and lift leading to first and second floors.



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Services

We understand that all mains services are either connected or available for connection 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 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 (Commercial, Business and Service) purposes. Interested parties are advised to make their own enquiries of Warwick District Council on 01926 450000.

EPC

C61 - A copy can be made available upon request.

Business Rates

Rateable Value: £95,000
Rates Payable: £40,850 per annum

Tenancy

The premises are available on a new full repairing and insuring lease at a **rental on application**.

Minimum term commitment will be 5 years.

Legal Costs

Each Party will meet their own legal and professional costs.

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.

Arrange a viewing

Strictly by prior arrangement with the sole agent.



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