

TO LET

1 Regent Street

Leamington Spa • CV32 5HW

- Ground Floor Lock Up Former Hairdressing Premises.
- Accommodation Available:

Ground floor salon:

172 sq ft (15 sqm)

Basement salon:

153 sq ft (14.2 sqm)

Rent £12,000 pax



Location

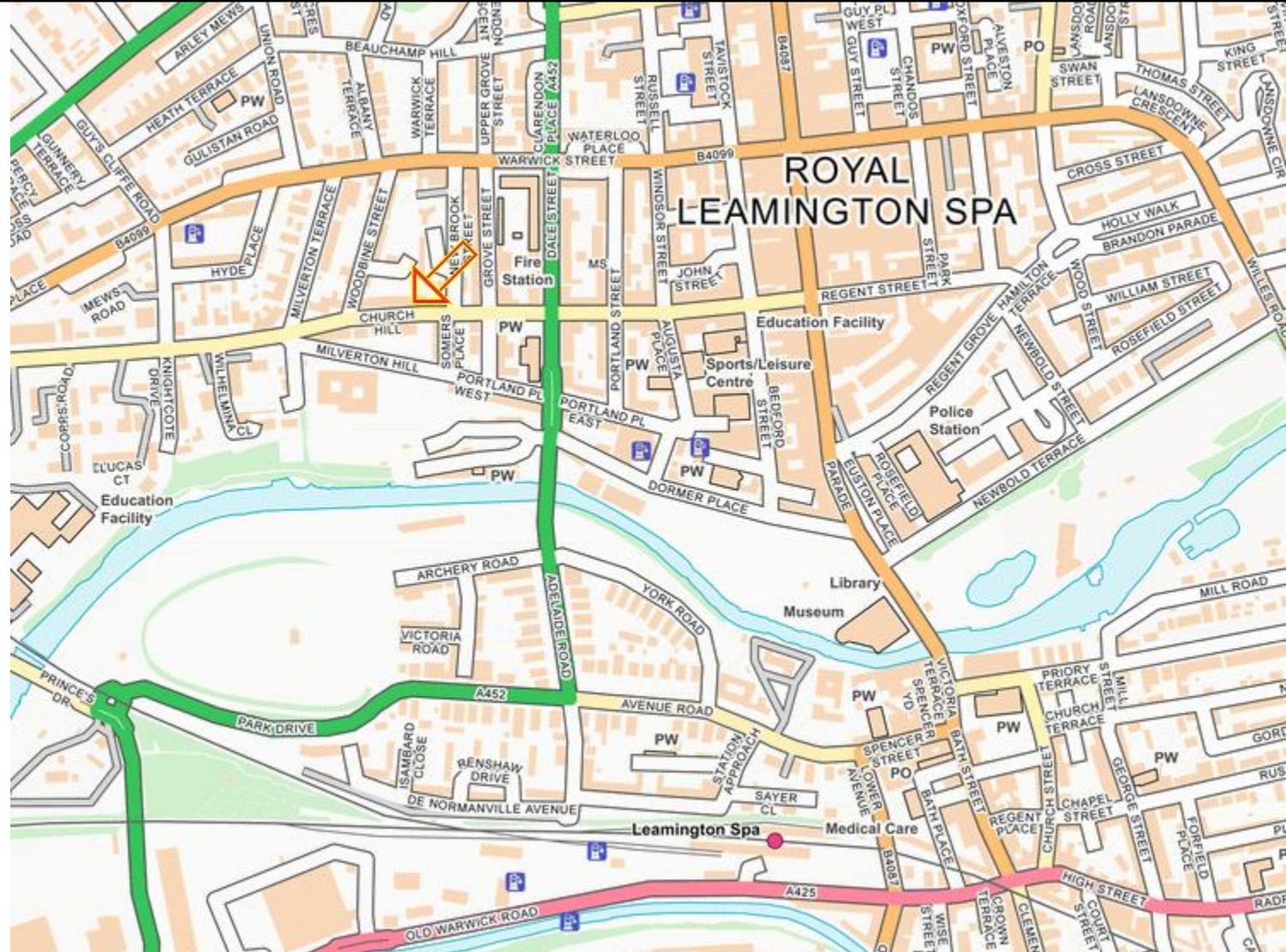
The property is located on the north side of Regent Street, just to the west of Dale Street, a couple of doors from the Woodland Tavern Inn.

This is on the edge of the commercial centre of Leamington Spa with the remainder of Church Hill Properties being predominantly residential.

Description

The property comprises the ground floor and basement of a 3 storey period building which has most recently been used as a hairdressing salon.

- Ground floor salon 4.38m x 3.65m.
- Overhead tracks with spotlights, laminate floor, dado height timber panelling to the walls, shop window.
- Base cupboards, 2 wall cupboards, 2 fitted backwash basins with chairs.
- Rear salon 2.4m x 2.95m.
- Small lobby with stairs down to basement.
- Basement salon 4.09m x 3.48m.
- Dado panelled walls, electric panel radiator, corner cupboard, mounted hairdryer.
- Rear kitchenette with cupboard under stairs and separate WC 2.09m x 2.41m.
- Stainless steel sink unit, tiled walls and extractor.



Services

We understand that all mains services are either connected or are 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.

Business Rates

Rateable Value: £3,800

EPC

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.



Rent / Terms

The property is available on a new 5 year internal repairing lease at an initial rental of **£12,000 per annum** (exclusive). The property is suitable for reuse as a hairdressing salon or alternative uses, subject to planning consent.

Note; VAT is not chargeable on the rent.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Bill Wareing FRICS

T 01926 430700

E bill@wareing.co



Jonathan M Blood MRICS

T 01926 430700

E Jon@wareing.co



Wareing & Company

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

www.wareingandcompany.co.uk

