

TO LET

37 Chandos Street

Leamington Spa • CV32 4RL

- Ground floor and basement Retail / Office accommodation available immediately on new lease.
- Great Town Centre location.
- Close to Chandos Street Pay & Display Surface Level Car Park.
- May be suitable for other uses STPP.
- Accommodation Available:

867 sq ft (80.57 sqm)

Rent £18,000 pax



Wareing & Company

01926 430700 • www.wareingandcompany.co.uk



Accommodation	Sq Ft	Sq M
Basement	425	39.47
Ground Floor	442	41.1
Total	867	80.57

Services

We understand that all mains water, gas, electricity and drainage services are connected to the site 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 purposes (Retail / Office Use). Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Business Rates

Rateable Value: £7,500 (April 2023 List)
 Rates Payable: Subject to occupier status, some Small Business Rates Relief may be available.

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.

Lease Term

Available on a new lease, terms to be agreed.

Rent

£18,000 per annum exclusive of VAT and all other outgoings.

EPC

E118 - 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:

Jonathan M Blood MRICS

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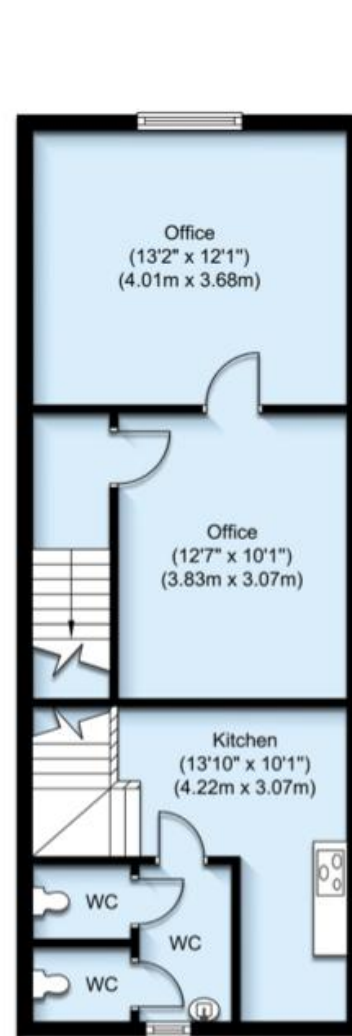


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38 Hamilton Terrace, Holly Walk,
 Leamington Spa Warwickshire CV32 4LY
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Basement



Ground Floor

