

# 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





## Location

The subject property is situated on Chandos Street which is situated in the very centre of Leamington Spa.

The road links Warwick Street to Clarendon Avenue and as such is popular amongst pedestrian and vehicular traffic.

Further up the road is the Chandos Street Pay & Display car park which proves popular amongst those visiting the Town Centre.

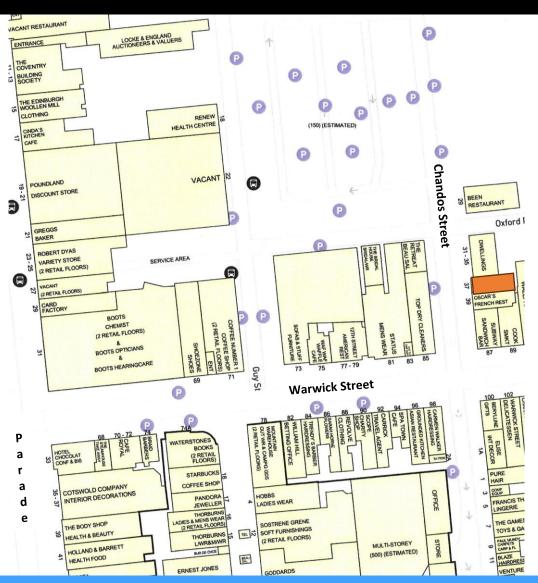
The Parade (the town's primary retailing pitch) is within 5 minutes walk of the property with the Royal Priors Shopping Centre being even closer.

Either side of the property is Oscars French Bistro and residential property, currently let to students.

This location would suit a variety of occupational requirements.

# Description

- Grade II Listed mid-terraced property.
- Accessed off Chandos Street via shared lobby/foyer area with upstairs apartment.
- Recently refurbished Tea Point and WC's at basement level plus Office and meeting room.
- Ground floor largely comprises open plan accommodation.
- Current specification; mixture of carpeted and tiled floor coverings, neutral decoration, CAT II Strip Lighting.











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

T 01926 430700 • M 07736 809963

E Jonathan.blood@wareingandcompany.co.uk

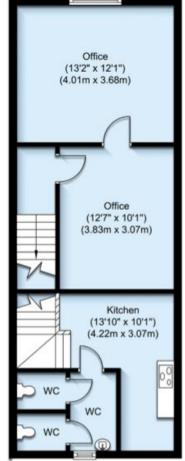


## Wareing & Company

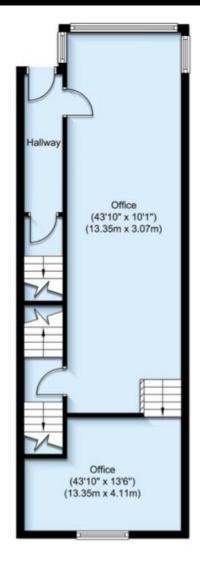
38 Hamilton Terrace, Holly Walk, Leamington Spa Warwickshire CV32 4LY

www.wareingandcompany.co.uk





Basement



**Ground Floor**