



Wareing & Company
Commercial Property Experts

FOR SALE

Hairdressing
Investment
Opportunity.



1 Park Street, Leamington Spa, CV32 4QN

1,006 sq ft (93.6m²)

Price ex. VAT **£390,000.**



Property Highlights

- » Freehold Hairdressing Salon with ancillary first floor accommodation.
- » Great Town Centre Location.
- » Car Parking Close by.
- » Passing Rent: £27,500 per annum.



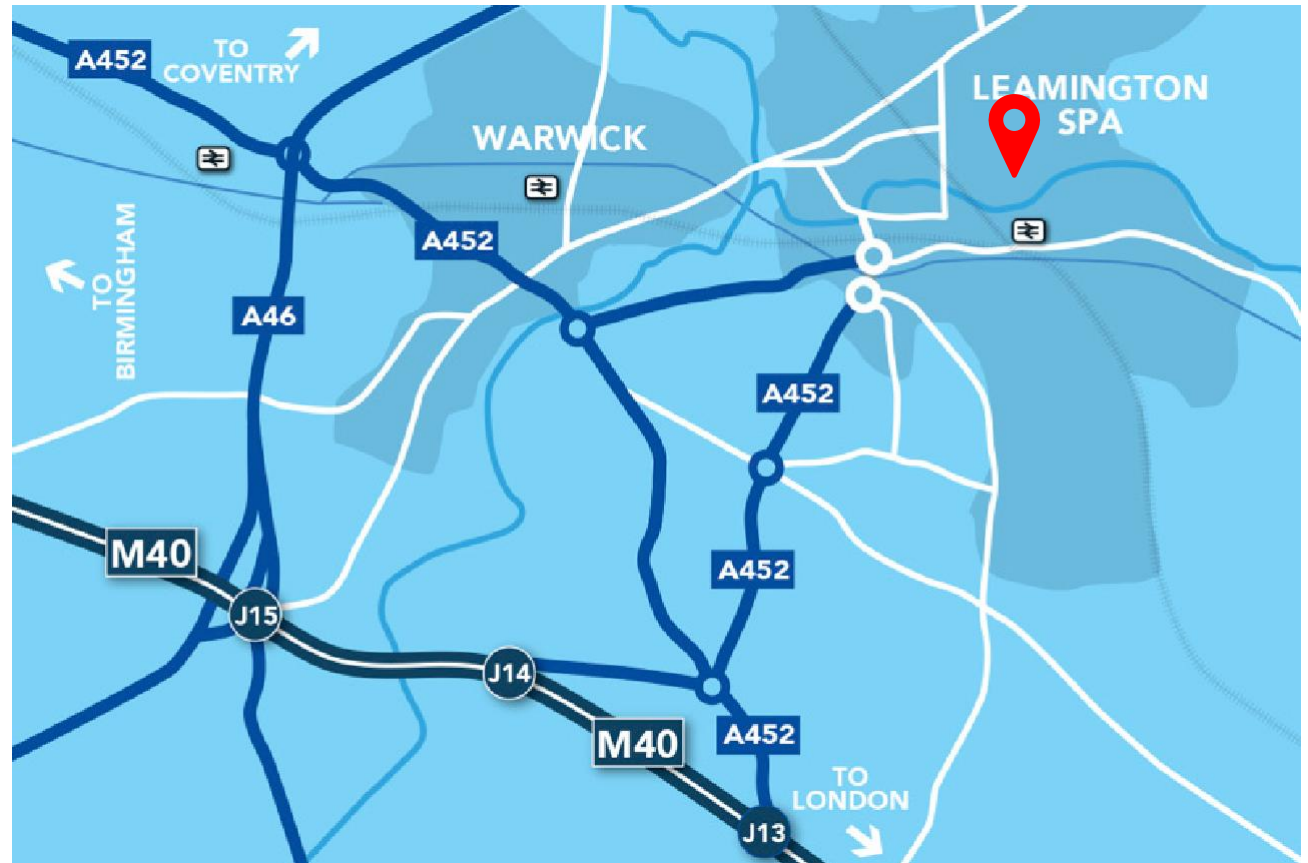
Location

The property is located at the northern end of Park Street which is a well-established secondary retailing location in the heart of Royal Leamington Spa.

Park Street is a one-way street, north to south, where there is time limited on street 'Pay & Display' car parking permitted as well as there being the Royal Priors multi-storey car park (500 spaces) close by.

The surrounding area is characterised by a diverse mix of independent boutiques, retail operators, hairdressers, barbers and cafes, creating a lively commercial environment with strong levels of pedestrian footfall.

Leamington Spa is an affluent and attractive Warwickshire Town, well regarded for its strong retail / leisure offering and excellent transport links, making it a popular destination for both national and independent retailers.





Description

The specification includes:

- Fitted ground floor hairdressing premises.
- First floor staff and toilet accommodation.
- Rear service access.

Accommodation

Space	sq ft	sq m
Ground floor	866	80.5
Storage	64	6
Office	76	7.1





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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 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 Planning Department on 01926 456760. The property is Grade II Listed and is within a Conservation Area.

EPC

D94 - A copy can be made available upon request

Business Rates

Rateable Value: £15,500 (2026 List)

Tenure

The premises are held on a 10-year lease from 24th June 2018, expiring 23rd June 2028, at a rent of £27,500 per annum.

The Tenant is Laura Kenny and Caroline Moulding. A rent deposit of £12,500 is held by the landlord. The Tenant is responsible for keeping the premises in clean and tidy and good and substantial repair and condition and for reimbursing the insurance premium in connection with insuring the premises.

Price

The property is available freehold at a price of **£390,000** subject to occupational lease and subject to contract.

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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