



Wareing & Company
Commercial Property Experts

For Sale / To Let

Period Self-
Contained
Town Centre
Office Premises

Of interest to owner
occupiers or investors



Thorpe House, 17 Dormer Place, Leamington Spa,
CV32 5AA

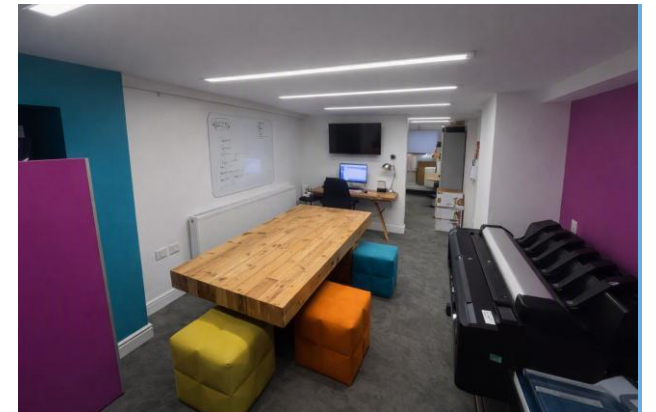
3,033 sq ft (281.77m²)

Offers based on **£750,000** / Rental Upon Application



Property Highlights

- » Self contained offices in the heart of Leamington Spa.
 - » 5 storey mid terrace period building of brick construction with rendered front elevation.
 - » Of interest to owner occupiers or investors.
 - » Close to Parade amenities and a short walk to Leamington Spa Railway Station.
 - » St Peters Multi-Storey Car Park is within a short distance.
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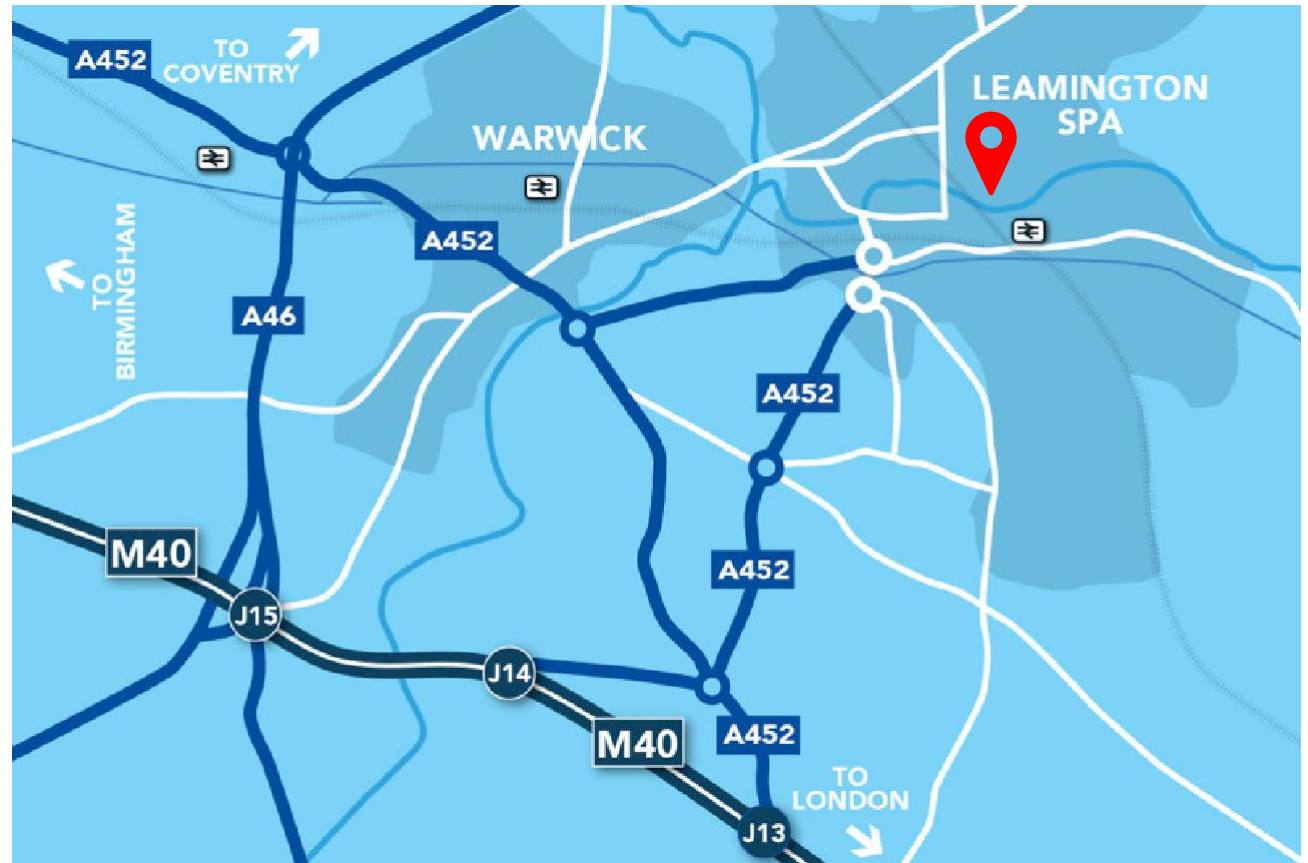
Location

The property is located in the heart of Leamington Spa on the north side of Dormer Place overlooking Pump Room Gardens.

It is a short distance from Parade, the main trading street in Leamington Spa and from Warwick District Council Town Hall.

On street time limited car parking is permitted on Dormer Place and St Peter's Multi-storey car park is a short distance to the west.

Leamington Spa Railway Station is also within easy walking distance, providing regular direct services to Birmingham, London Marylebone and the wider Midlands.





Description

The property comprises a 5 storey mid terrace period building of brick construction with rendered front elevation.

The accommodation is laid out on basement, ground, first, second, third and fourth floors with a mezzanine within the roof space.

The building has previously been occupied by a number of companies and can be purchased with the benefit of full vacant possession or alternatively, with an existing tenant in 2 floors.

Accommodation

Space	sq ft	sq m
Basement	431	40.04
Ground	513	47.66
First	594	55.18
Second	451	41.90
Third	446	41.43
Fourth	474	44.04
Fourth Fl Mezz	124	11.52
Total	3,033	281.77

Shared WC accommodation, kitchenette facility to ground and upper floors







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Services

We understand that all mains services are connected to the property 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 property benefits from gas fired central heating to all floors and supplementary air conditioning. 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.

Please note the property is not Listed as of architectural or historic interest but it is located within Leamington Spa Town Centre Conservation Area.

Business Rates

The property is assessed for rating purposes as follows:-

Basement & Gnd Floor	£12,000 Rateable Value
1 st and 2 nd Floor	£15,000 Rateable Value
3 rd Floor	£ 4,950 Rateable Value
4 th Floor	£ 4,700 Rateable Value

Tenure

The property is freehold and can be sold with the benefit of vacant possession or part possession as indicated above.

Consideration to a letting of the whole building will be given, rent on application.

EPC

The property has an 'E' rating for EPC, a copy can be provided.

Price

Offers based on **£750,000** invited for the benefit of the freehold interest.

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.



Bill Wareing FRICS

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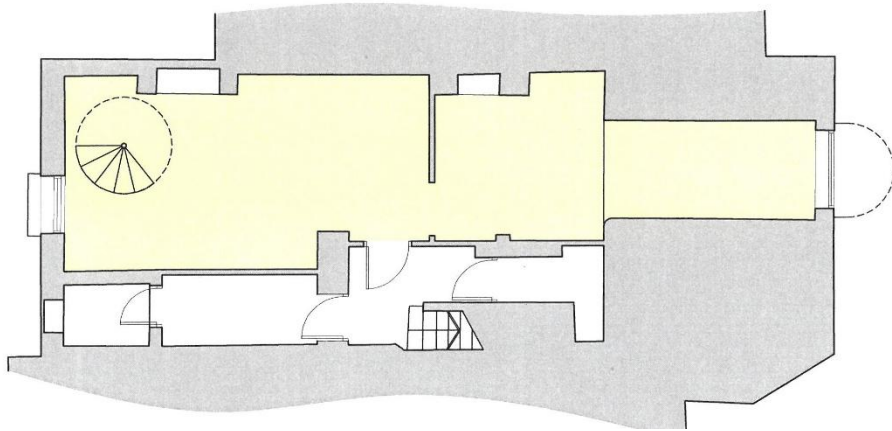
Email: info@wareing.co

Wareing & Company for themselves and for the seller/lessor of this property who they are agents, give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. Wareing & Company does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



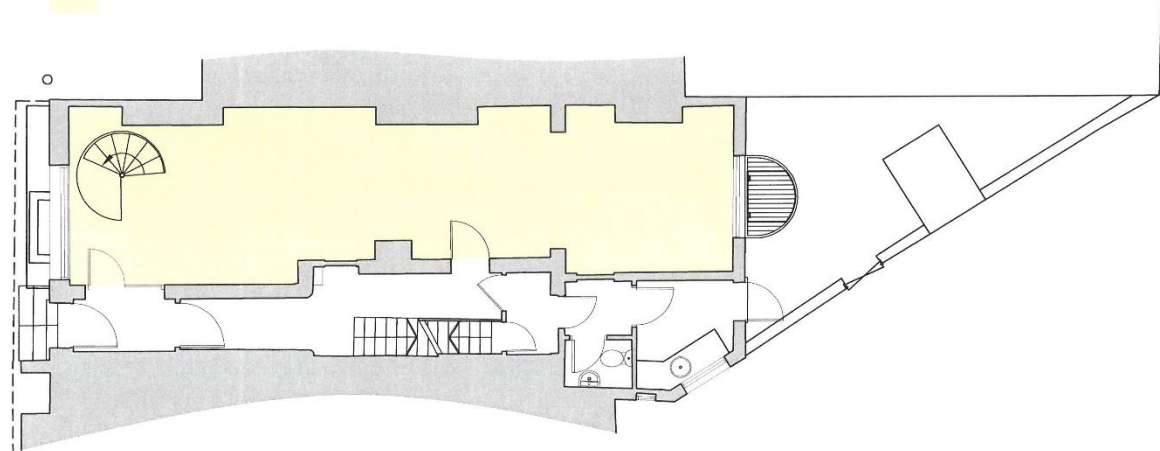
Basement

40.1 SQM/ 431 SQFT



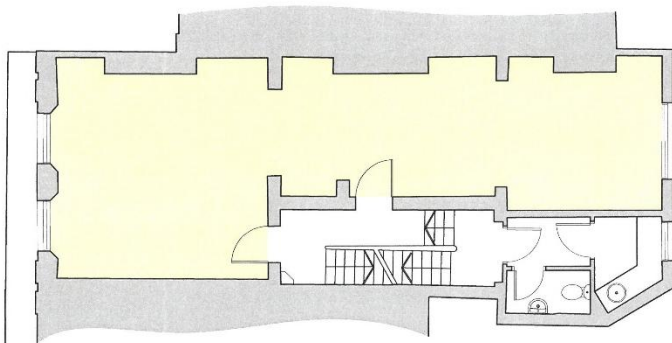
Ground Floor

47.7 SQM/ 513 SQFT



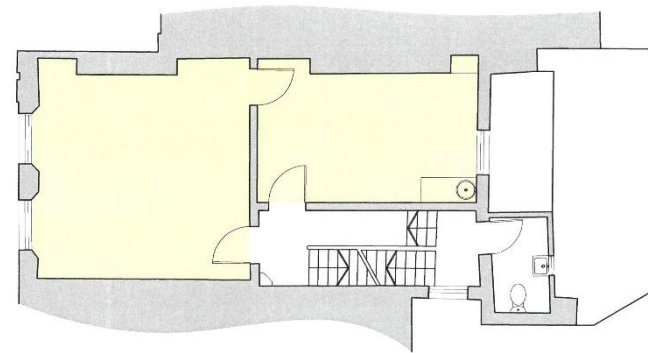
First Floor

55.2 SQM/ 594 SQFT



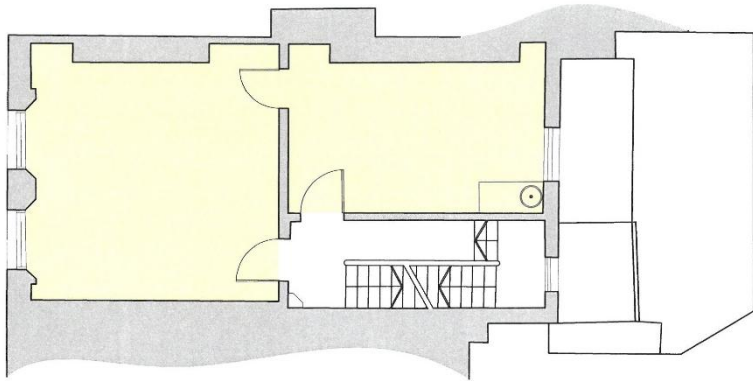
Second Floor

41.9 SQM/ 451 SQFT



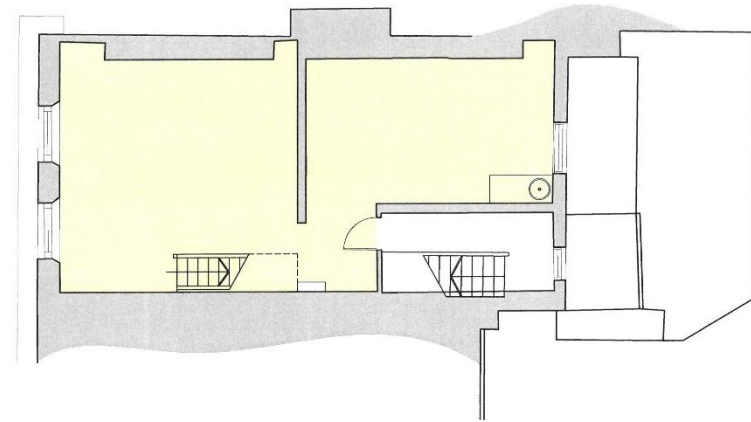
Third Floor

41.5 SQM/ 446 SQFT



Fourth Floor

44.1 SQM/ 474 SQFT



Fourth Floor Mezzanine

11.5 SQM/ 124 SQFT

