

34+ Hamilton Terrace

Royal Leamington Spa • CV32 4LY



TO LET / FOR SALE

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A detached, two-storey
period Listed building with
excellent roadside profile

Net internal floor area
2,756 sq ft (256.71 sqm)



3+ Hamilton
Terrace

A self-contained
Georgian building situated
in a highly regarded
Town Centre position

Rent £75,000 per annum on
a new lease or alternatively,
freehold offers based on £1M



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Extensively refurbished,
initially for restaurant use
and subsequently for
office accommodation

[refurb Approx 2019]



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AMENITIES

- Air conditioning / heating system
- Electrical rewiring / cable networking
- Excellent lighting
- New external windows



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OUTSIDE SPACE

Enclosed patio area
to the western side

Self-contained private
car park approached via
Rosefield Street at the rear
(7 spaces)



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DESCRIPTION

The property comprises a two-storey detached Listed building featuring an attractive portico entrance and metal railings to the front elevation.

Extensive refurbishment was undertaken approximately 10 years ago to convert the premises into a high-quality restaurant.

In 2018 planning consent was obtained for conversion to B1(a) Office use.

The property also benefits from toilet facilities on basement, ground and first floors.

Outside the rear of the property is an enclosed car park with gated access from Rosefield Street with space for approximately 7 cars

Accommodation

Basement

Former kitchens and stores with Staff WC

sq ft

sq m

699

64.9

Ground Floor

Main office area

1,101

102.78

2 separate meeting rooms either side with central hallway

Separate ladies and gents plus disabled WC

First Floor

Open plan footprint with integrated bar area

819

76.12

Separate ladies and gents WC's at Mezzanine level

Second Floor

storage / office

139

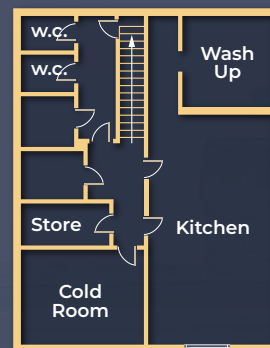
12.91

Total

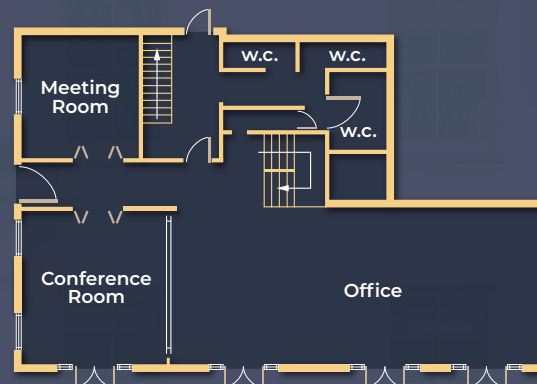
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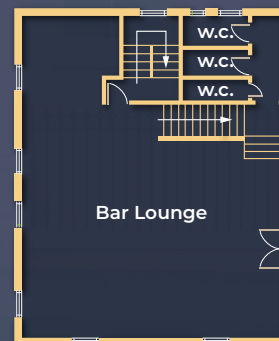
Basement



Ground Floor



First Floor



Second Floor



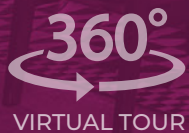


LOCATION

Hamilton Terrace is a one-way boulevard running parallel with Regent Grove situated between Brandon Parade and Parade. The main Town Centre shopping facilities are within 150 metres and the premises can be accessed either from the southern end of Parade, or the eastern end of Regent Street via an attractive treelined boulevard.

Time limited Pay & Display car parking is available immediately outside the property and there is a surface level Pay & Display car park to the rear of the property and further public car parks are less than a 5 minute walk.

The immediate vicinity is predominantly offices which are a mixture of converted period buildings or more modern purpose-built properties. The area has attracted a number of professional companies including solicitors, accountants and surveyors. Warwickshire Justice Centre is less than 5 minutes walk away in Newbold Terrace, home to the Magistrates, County and Crown Courts as well as other justice agencies.



VIRTUAL TOUR

Services

We understand that all mains services are either connected or available for connection to the building, however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. Heating and cooling is currently supplied by air conditioning system. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

The property is listed as being of Architectural & Historic Significance. Planning consent was obtained for B1(a) Office Use (Ref W/18/1784 dated 19 December 2018) and this Change of Use was implemented.

EPC

An EPC in respect of the building will be available upon request.

Terms

The property is available freehold with offers based on **£1M** invited or alternatively, on a lease at a rental of **£75,000** per annum exclusive of Rates and services.

Business Rates

Rateable Value:
£30,250 (April 2023 List)

Future Rateable Value:
£36,500 (from 1 April 2026)

Rates Payable:
circa £15,000 per annum
(2025/26)

Legal Costs

Each Party will meet their own legal and professional costs.

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VIEWING

Strictly by prior arrangement with the sole agents:



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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.

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