

TO LET

44 Warwick Street

Leamington Spa • CV32 5JS

- Town Centre premises suitable for Restaurant, Bar, Coffee, Office Use.
- Currently fitted out for bar and variety of food uses.
- Suitable for any Class E Use under the Town & Country Planning Use Classes Order.
- Total Floor Area :

Ground Floor: 5372 sq ft



Location

The property is located in the heart of Royal Leamington Spa on the south side of Warwick Street, a short distance west of Parade, the main trading street.

Other occupiers within the immediate vicinity include Greene King Public House, Esquires Coffee, Rustiq Restaurant and Boots The Chemist.

The premises have direct frontage to Warwick Street as well as rear frontage and access from Windsor Place.

Description

C. 6,000 sq ft in two principal parts:-

- Front upper bar area included fitted bar. Front elevation glazing.
- Rear section currently fitted for food purposes and including separate male and female toilet facilities (Rear access from Windsor Place).
- The premises currently have underfloor heating and air conditioning.



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.

Uses

Although most recently used for Licenced Leisure purposes, the premises could be suitable as a design studio, office suite, medical related uses as well as leisure uses.

Business Rates

The property will need to be separately assessed for Rates purposes.

Service Charge

A service charge will be levied to cover a proportion of communal cost in respect of the building as a whole.

EPC

To be confirmed.

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.

Tenure

The premises are available on a new lease at a rent in the order of **£50,000 per annum** (exclusive). Rates will be paid in addition as well as utility costs.

The premises are available on a lease until 2030.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Bill Wareing FRICS

T 01926 430700 • **M** 07715 001018

E bill.wareing@wareingandcompany.co.uk



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

