



Wareing & Company
Commercial Property Experts

TO LET

Lock up shop
premises. Rent
inclusive of
utilities.



120A Warwick Street, Leamington Spa, CV32 4QY

131 sq ft (12.19m²)
Rent ex. VAT **£7,000 p.a.**



Property Highlights

- » Ground floor lock up shop
 - » Rental inclusive of utilities.
Tenant responsible for
own data and cabling
 - » Occupier may be eligible for
small business rate relief
subject to status
 - » Suitable for a wide range
of Class E Occupiers
 - » Excellent town centre location
 - » Available immediately on a
new lease
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The property is situated on the south side of Warwick Street between the intersections with Kenilworth Street and Clarendon Street. It is located right in the heart of Leamington Spa town centre, a short walk from The Parade, Royal Priors Shopping Centre and Regent Court.

Nearby occupiers include fashion, lifestyle and food - led businesses, reflecting the street's established role within the town's retail and leisure offer.

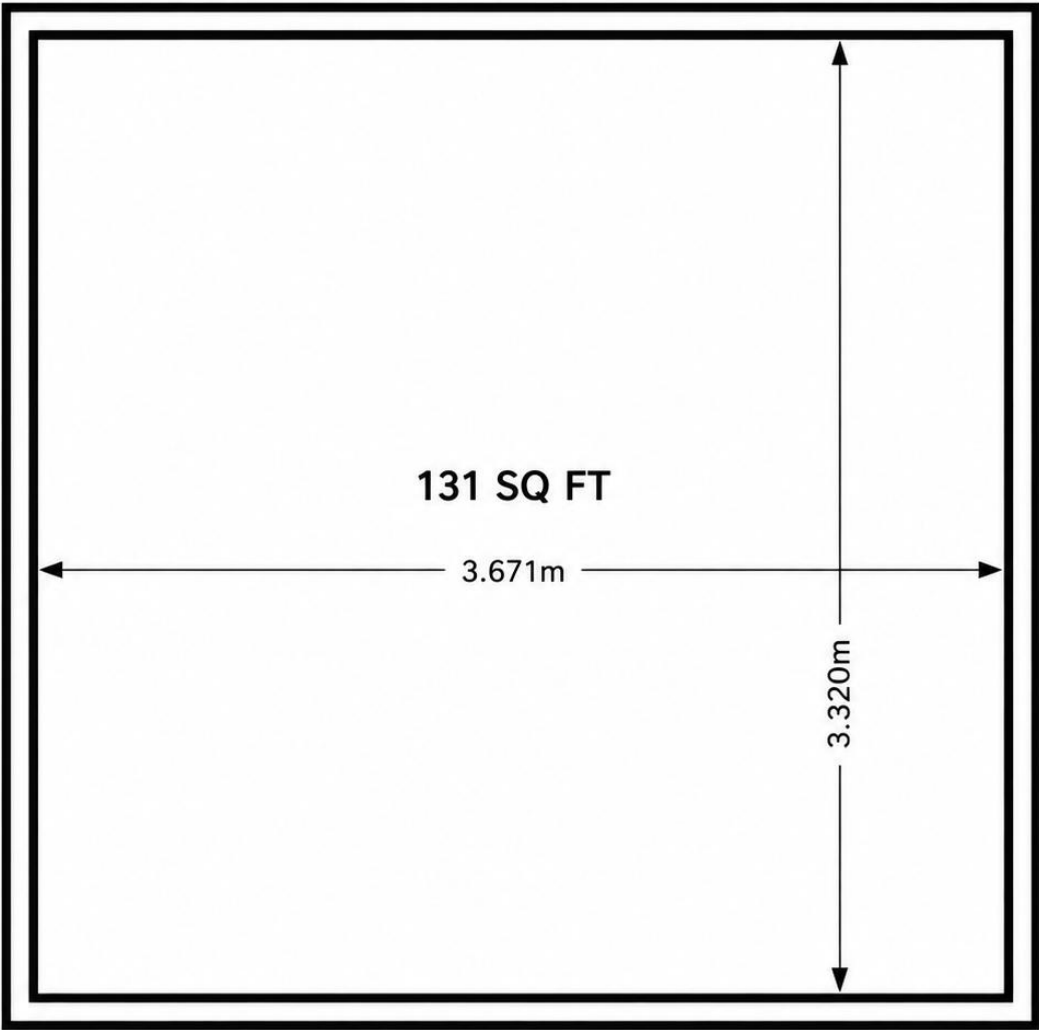


Description

- Property comprises a self-contained, ground floor, lock up shop.
- It is accessible via the shop frontage off Warwick Street.
- The property has its own WC.
- Shop width 3.671m x Shop Depth 3.320m. Optional extra space by way of partition to rear.
- Suitable for a variety of Class E users.
- General specification includes: Lighting, neutral decoration and carpet tile floor covering.
- Property is available immediately on a new lease.

Accommodation

Space	sq ft	sq m
Ground floor	131	12.19





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Services

We understand that mains electricity, water and drainage 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.

EPC

A copy can be made available upon request

Business Rates

Available upon request

Lease Terms

The property is available on a new internal repairing and insuring lease at a rent of £7,000 per annum. Rental is inclusive of utilities and service charge but not business rates which will remain the tenant's responsibility.

The property is elected for VAT purposes.

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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