



Wareing & Company
Commercial Property Experts

For Sale

Two mid terrace period commercial buildings in the heart of Old Town.



4-6 Clemens Street, Leamington Spa, CV31 2DL

3,907 sq ft (363m²) GIA
Offers invited.



Property Highlights

- » Close proximity to Leamington Spa Train Station
- » May be suitable for other uses STPP
- » Suitable for a wide range of Class E Occupiers
- » Mid terrace period commercial buildings
- » Freehold available immediately
- » Town centre location



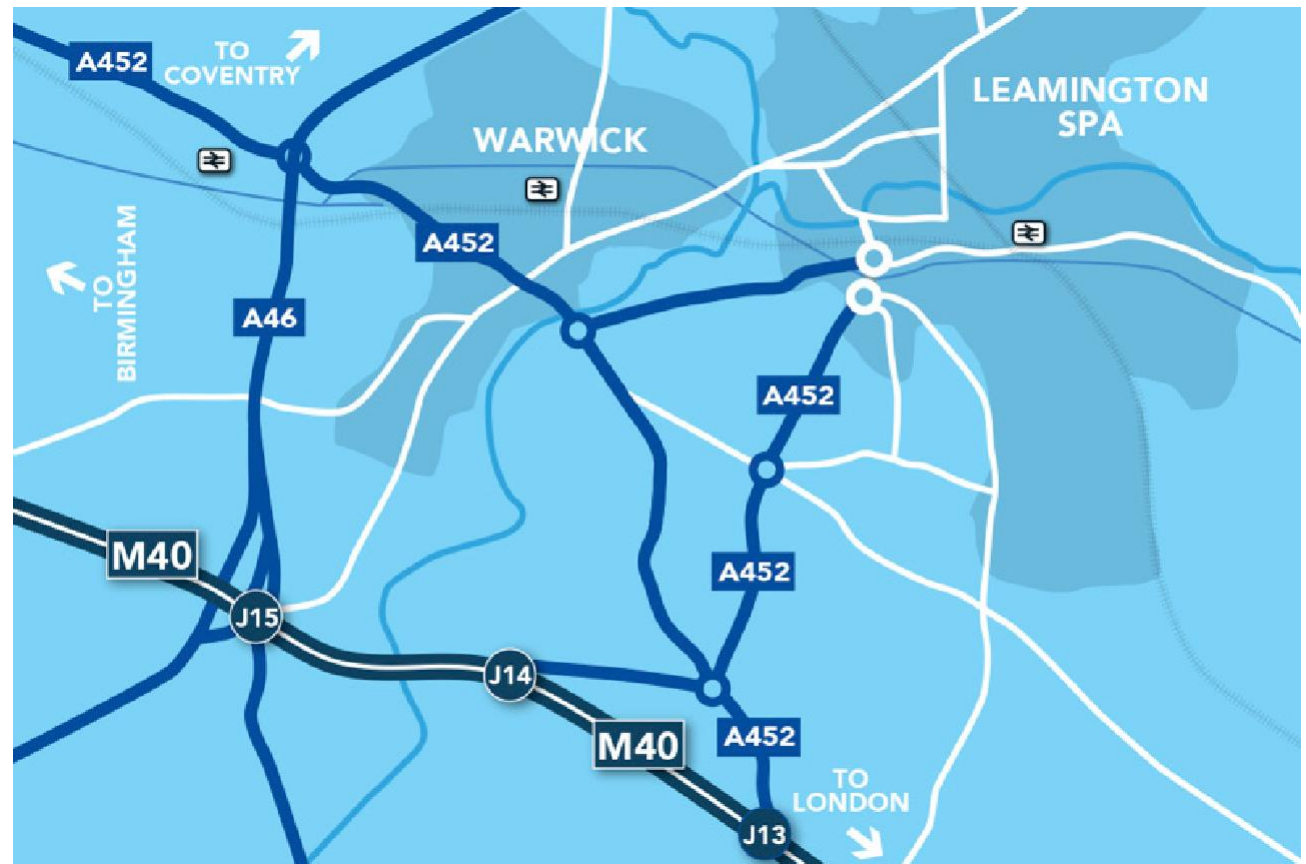
Location

4-6 Clemens Street sits within South Leamington's vibrant Old Town, a well-connected district known for its independent retailers, cafés, and strong local footfall. The area benefits from a busy mix of commercial activity and an established residential area.

This central position makes the building suitable for a wide range of Class E occupiers.

Leamington Spa benefits from excellent regional and national transport links. The town sits close to Junction 15 of the M40, providing direct motorway access between London and Birmingham.

London Marylebone is accessible in approximately 2 - 2.5 hours by rail via Chiltern Railways. Birmingham Airport is also conveniently located, just a 40-minute drive from the town.





Description

The subject properties comprise:-

- 2 x mid terraced, Period building of part 3 and part 2 storey construction.
- Grade II Listed (List entry number 1381259).
- Thought to have been constructed around 1808-1816 as houses but now a mixture of offices/retail shop frontage (which was a later alteration in mid C20).
- Rendered front elevation incorporating timber framed sash windows.
- Buildings were originally 2 separate properties and could be converted as such but have most recently been used as a single premise, having been refurbished with the benefit of Lottery funding several years ago.
- Internally, the property is currently laid out as a variety of open plan and cellular offices with meeting rooms.

Accommodation

Space	sq ft	sq m
Ground floor	1,873	174
First floor	1,636	152
Second floor	398	37
Total	3,907	363



Link to virtual tour:

<https://my.matterport.com/show/?m=b7N1agtSiLT>



Floor Plan





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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.

EPC

C66 - A copy can be made available upon request

Business Rates

Rateable Value: £21,750

Rates Payable: £10,440

Separation Note

The premises have previously been occupied separately and could easily be converted for separate use.

Price

The property is for sale and **'offers are invited'** for the freehold.

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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