



FOR SALE / TO LET

46 Warwick Street

Leamington Spa • CV32 5JS

- Available immediately .
- Great Town Centre location.
- Suitable for variety of uses.
- Short stay on road parking to front.
- Accommodation Available:

2,364 sq ft (219.62 sqm)

Price: £500,000

Rent £35,000 PAX



Wareing & Company

01926 430700 • www.wareingandcompany.co.uk

Location

The subject property is located on Warwick Street which is situated right in the heart of Leamington Town Centre.

The property is a short walk from Parade, the town's primary retailing pitch and occupies a strong trading position which is popular with both day and nighttime trading. Notable nearby occupiers include Habano Coffee House, Rustiq Restaurant, Bedford Street Bar, Caffe Nero, Oliver Bonas, The Copperpot, Timpsons and Oxfam.

The property benefits from short-stay Pay & Display parking to the front.

Description

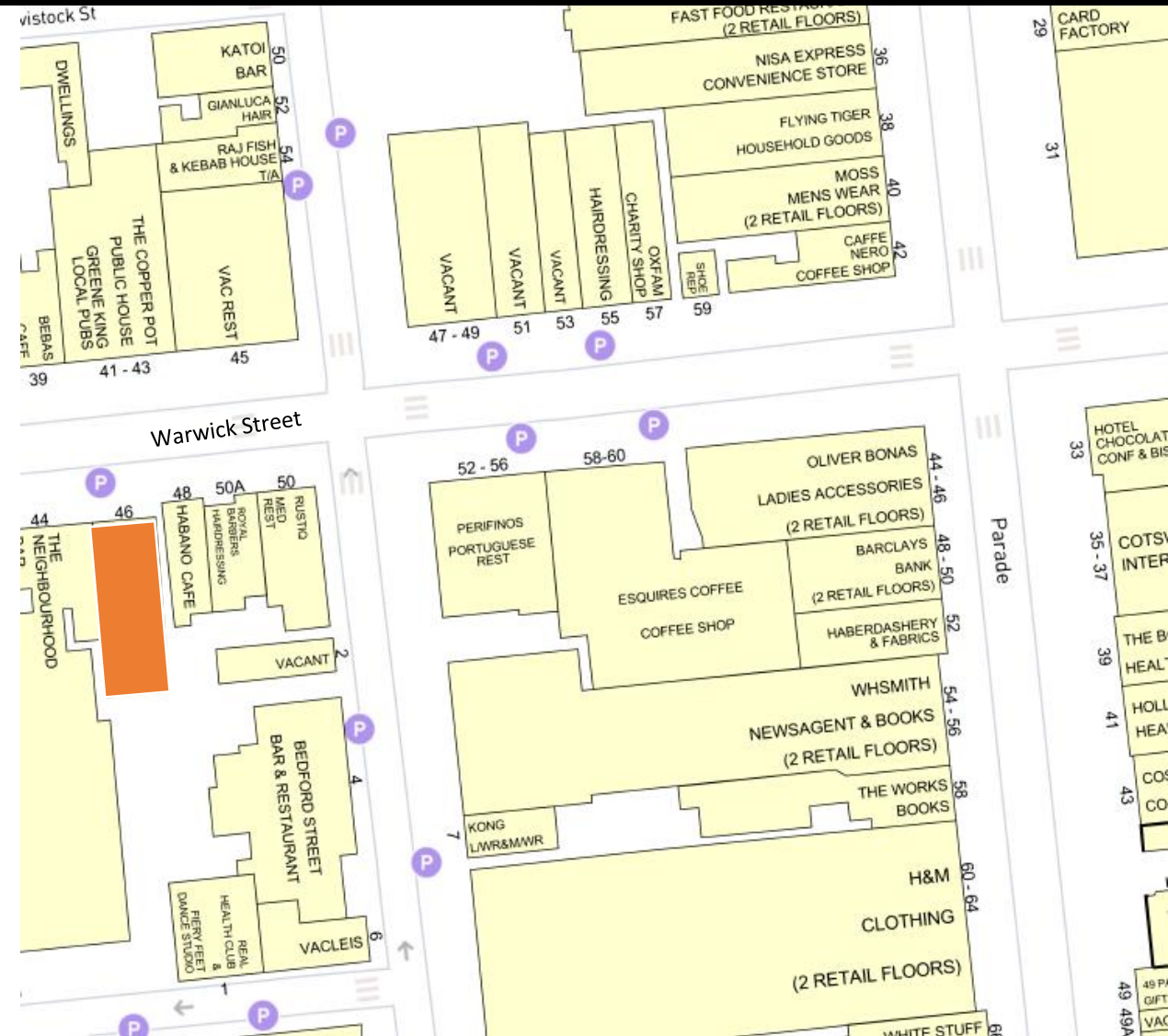
The property comprises a semi-detached, two storey, self-contained building with a rendered front elevation incorporating double width shop frontage at lower level.

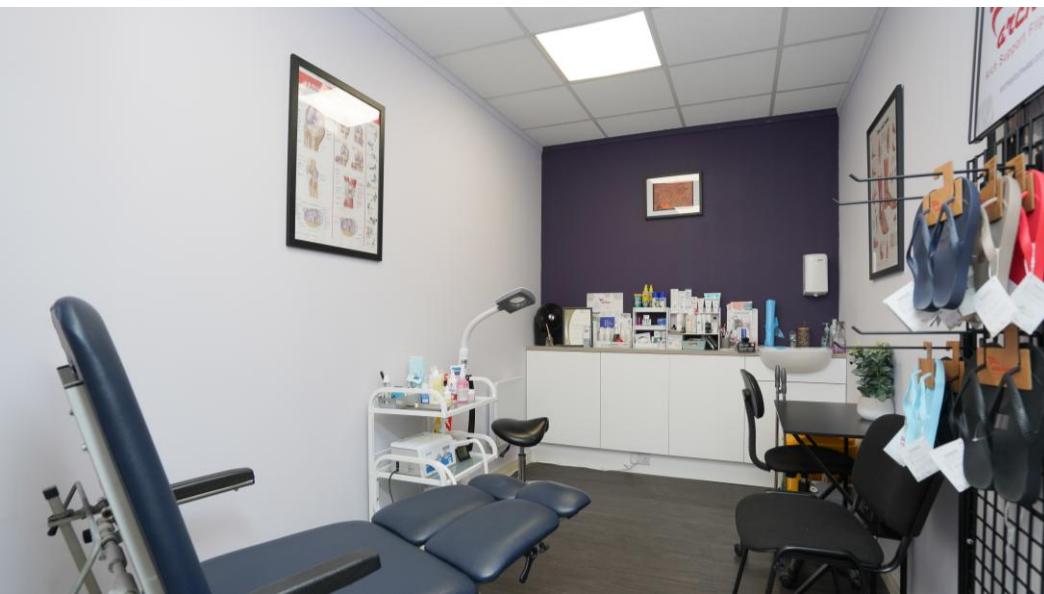
The Ground floor is subject to tenants fit out but both floors are typically open plan with shower/changing room facilities and WC's at the rear of the first floor. General spec includes:

- A/C Heating and cooling.
- LED Lighting.
- Double frontage Shop window.
- Laminate floor coverings.
- Suspended ceiling.

Link to virtual tour:-

<https://my.matterport.com/show/?m=msfJEgSUV4Z>





Accommodation

	sq ft	sqm
Ground Floor	1,298	120.59
First Floor	1,336	124.11
Total	2,634	219.62

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.

Planning

We understand that the property has the benefit of planning permission for User Class E purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Business Rates

Rateable Value: £29,500 (April 2023 List)
Rates Payable: £14,720.50 per annum

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.

Rent / Price

The property is available by way of a new full repairing and insuring lease for a term to be negotiated at a rent of **£35,000 per annum** (exclusive of VAT and all other outgoings).

Alternatively, the freehold is available at a price of **£500,000**.

EPC

To be reassessed.

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





