

# TO LET

## 14 Park Street

Leamington Spa • CV32 4QN

- Ground floor lock up retail unit.
- Great Town Centre location next to Royal Priors Shopping Centre.
- Available by Assignment.
- Accommodation Available:

**Retail Area 847 sq ft (78.68 sqm)**

**Storage 116 sq ft (10.78 sqm)**

**Rent £15,000 pax**



The floor plan illustrates a large commercial building with multiple levels. Key features include:

- Top Section:** THE ENTERTAINER TOYS & GAMES, VACANT (2 RETAIL FLOORS), and a SERVICE AREA.
- Central Section:** CAFE BRASILIA, VACANT, and VACANT (2 RETAIL FLOORS).
- Right Section:** A vertical strip of units including DOORS & WIN, CORNER COTTAGE BAKER, GEIKO HAIR, BASERR, SPANISH REST, LIBERTINES HAIR, ENT, CLINICAL BEAU SAL, and BISTROT PIERRE FRENCH RESTAURANT (2 RETAIL FLOORS).
- Bottom Section:** CARLUCCIO'S ITALIAN RESTAURANT, JUSTAINS JEWELLER, and GIGGLING SQUID THAI RESTAURANT.
- Other Units:** VACANT, CLINTONS CARDS & GIFTS, ANN SUMMERS LINGERIE, HEAD RECORDINGS, VISION EXPRESS OPTICIAN, COSTA COFFEE SHOP, and WATCH BOX.
- Entrances and Stairs:** Multiple ENTRANCE points and STAIRS & LIFTS areas are marked.
- Levels:** Levels are labeled from L1 to L22, with some levels (L13, L16, L17) spanning multiple units.
- Orientation:** Satchwell Walk is located at the bottom of the plan.

Accommodation	Sq Ft	Sq M
Ground floor retail area	847	78.68
Storage	116	10.78

### 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

The premises can be used for any purpose under Class A1 of the Use Classes Order but not for betting office, travel agents, undertakers, pet shop, hairdressers, charity shop, second hand goods shop, sandwich shop or sex shop. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

### Business Rates

Rateable Value: £20,250  
Rates Payable: C £10,104.75 less subject to Government subsidy.

### Service Charge

A service charge is levied to cover a proportion of external repairs and insurance and currently is at a rate of £1,500 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.

### Lease Term / Rent

The unit is available by way of an assignment of an existing lease for 5 years from 24<sup>th</sup> September 2024 at a fixed rent of **£15,000 per annum**.

### EPC

B47 - A copy can be made available upon request.

### 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](mailto:bill.wareing@wareingandcompany.co.uk)



Jonathan M Blood MRICS

T 01926 430700 • M 07736 809963

E [Jonathan.blood@wareingandcompany.co.uk](mailto:Jonathan.blood@wareingandcompany.co.uk)



### Wareing & Company

38 Hamilton Terrace, Holly Walk,  
Leamington Spa Warwickshire CV32 4LY

[www.wareingandcompany.co.uk](http://www.wareingandcompany.co.uk)

