

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



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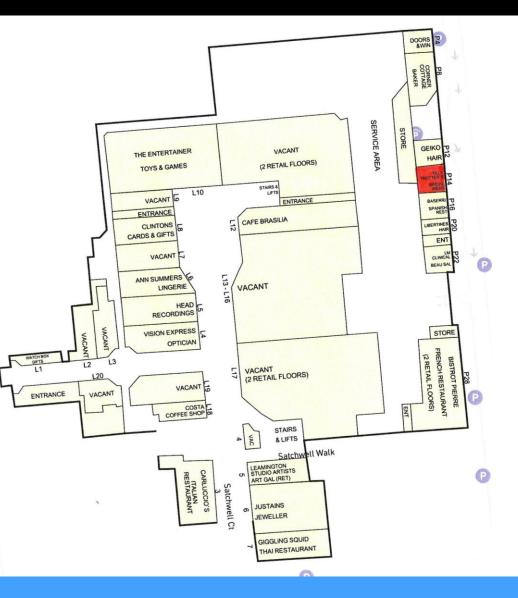
The property is located at the northern end of Park Street and is part of the Royal Priors Shopping Centre.

Park Street is one way, north to south, and there is time limited on street Pay & Display car parking permitted as well as there being the Royal Priors multi-storey car park (500 spaces) close by.

Description

The property comprises a ground floor lock up retail unit which would be suitable for a variety of retail purposes.

There is display shelving, spotlights in the ceiling, internal electric roller shutter door, 2 air conditioning units and a rear partitioned store with kitchen area and WC off.



| 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:£20,250Rates 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 24th 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:

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