

Leamington Spa - 47/49 Warwick Street - A3 Planning

- Available to Let, or potentially a long leasehold sale will be considered
- Affluent Spa town
- A3 Planning Consent Secured

Location

Situated in a busy secondary trading location on Warwick Street, directly adjacent **The Meat Room**, with other nearby tenants including **Timpson**, **Café Nero** and **Oxfam**.

Size

The property is arranged over ground, first and second floors only, with the following approximate dimensions and areas:

Internal Width	30 ft 7 ins	9.72 m
Ground Floor Sales	2,239 sq ft	208.0 sq m
First Floor Anc	1,539 sq ft	142.9 sq m
Second Floor Anc	661 sq ft	61.4 sq m

Lease

Subject to vacant possession, the unit is available on a new effectively full repairing and insuring lease, for a term of 15 years, subject to 5 yearly upward only rent reviews.

The property has recently secured A3 planning permission, Further details available on request.

Long Leasehold Interest

A sale of a long leasehold interest might be considered. Further information available on request.



Rent

£65,000 per annum exclusive.

Business Rates

Rateable Value	£57,000
Rates Payable (per annum)	£28,329

Interested parties should verify these figures with the Local Authority.

EPC

An EPC is available on request.
Please see reverse for Goad map.

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information
Strictly by prior arrangement only with

McKinnon Nelson, Denman House, 20 Piccadilly, London,
W1J 0DG

0203 432 4300

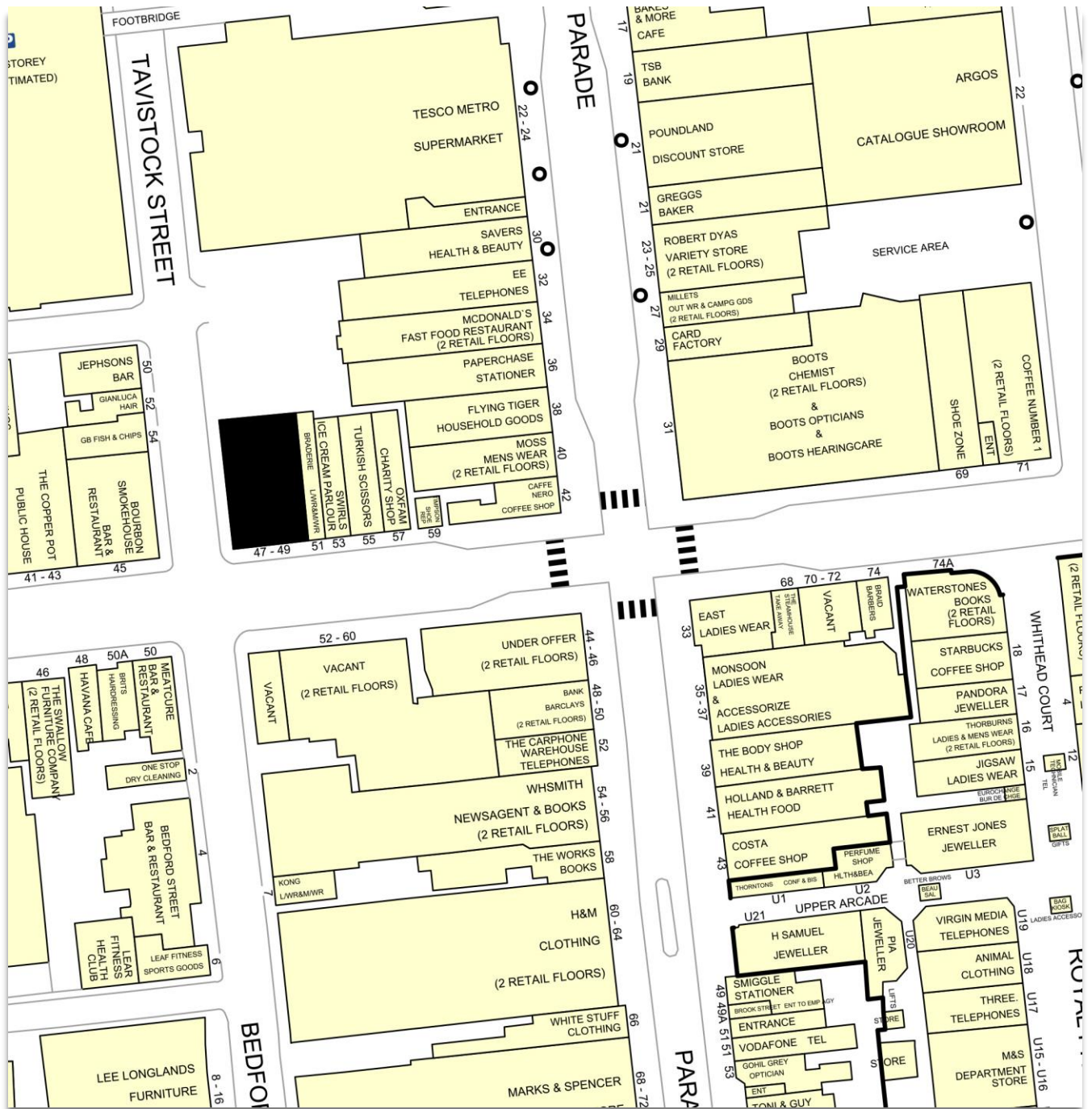
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William Nelson

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Or via our joint agent - Rowley Hughes Thompson.



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