

Leamington Spa - 55 Warwick Street

- Situated close to Parade
- Affluent Spa town
- Available (Subject to Vacant Possession)



Location

The unit is situated in a busy trading location on Warwick Street, close to the prime pitch on Parade. Nearby retailers include **Oxfam**, **Timpson**, **Caffe Nero**, **Rooms Department Store** and **Yorkshire Bank**.

Size

The property is arranged over ground and first floors as follows:

Ground Floor Sales	1,008 sq ft	93.65 sq m
First Floor Storage	202 sq ft	18.77 sq m

Lease

Subject to vacant possession, the unit is available on a new effectively full repairing and insuring lease for a term to be agreed.

Rent

£32,500 per annum exclusive.

Business Rates

Rateable Value	£26,250
Rates Payable (per annum)	£12,941

Interested parties should verify these figures with the Local Authority.

Please see reverse for Goad plan.

EPC

EPC available upon request.

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

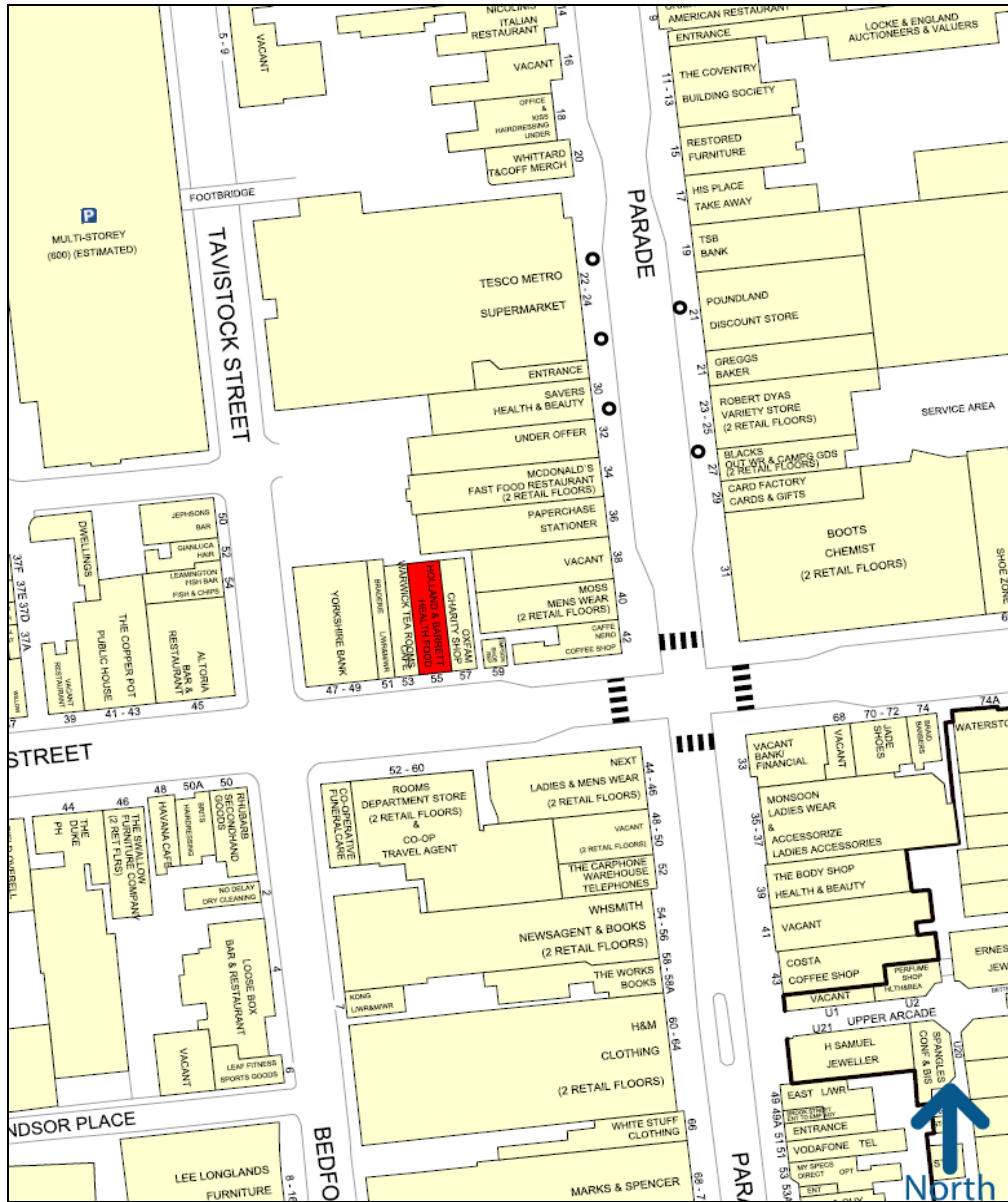
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or via our joint agent Rowley Hughes Thompson on 0121
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