



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | [www.rhretail.co.uk](http://www.rhretail.co.uk) | 3 EDMUND GARDENS 117 EDMUND STREET BIRMINGHAM B3 2HJ



## TO LET – OR MAY SELL LONG LEASE

**47/49 WARWICK STREET, LEAMINGTON SPA, CV32 5JR**

**\*CLASS A3 PLANNING PERMISSION GRANTED\***

### Location

Situated in a busy secondary trading location on Warwick Street in an affluent Spa town. The property is directly adjacent to **The Meat Room**, with other nearby tenants including **Timpson**, **Café Nero** and **Oliver Bonas**.

### Accommodation

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

### Internal Width

<b>Gross Frontage</b>	<b>32' 6"</b>	<b>9.91 m</b>
<b>Return Frontage</b>	<b>73' 7"</b>	<b>22.43 m</b>
<b>Internal Width</b>	<b>30' 7"</b>	<b>9.72 m</b>
<b>Ground Floor Sales</b>	<b>2,239 sq ft</b>	<b>208.0 sq m</b>
<b>First Floor Anc</b>	<b>1,539 sq ft</b>	<b>142.9 sq m</b>
<b>Second Floor Anc</b>	<b>661 sq ft</b>	<b>61.4 sq m</b>

### Tenure

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.

### Planning

Change of Use planning permission to Class A3 (restaurant and Cafes) was granted 06/03/19.

### Rent

£65,000 per annum exclusive.

\*Alternatively offers in the region of £600,000 + VAT for a long leasehold interest will be considered\*.

### Business Rates

Rateable Value	£57,000
Rates Payable 18/19	£28,329

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable.

### EPC

An EPC is available on request.

### Legal Costs

Each party is to be responsible for their own legal costs.

### Viewing

Strictly by appointment with the joint agents:

### Ian Hughes

Direct Tel: 0121 212 7802

Email: [ianhr@rhretail.co.uk](mailto:ianhr@rhretail.co.uk)

### Richard Ward

Direct Tel: 0121 609 7809

Email: [richardw@rhretail.co.uk](mailto:richardw@rhretail.co.uk)

### Myles McKinnon

**Mckinnon Nelson**

Tel: 0203 411 0007

Email: [myles@mckinnonnelson.co.uk](mailto:myles@mckinnonnelson.co.uk)

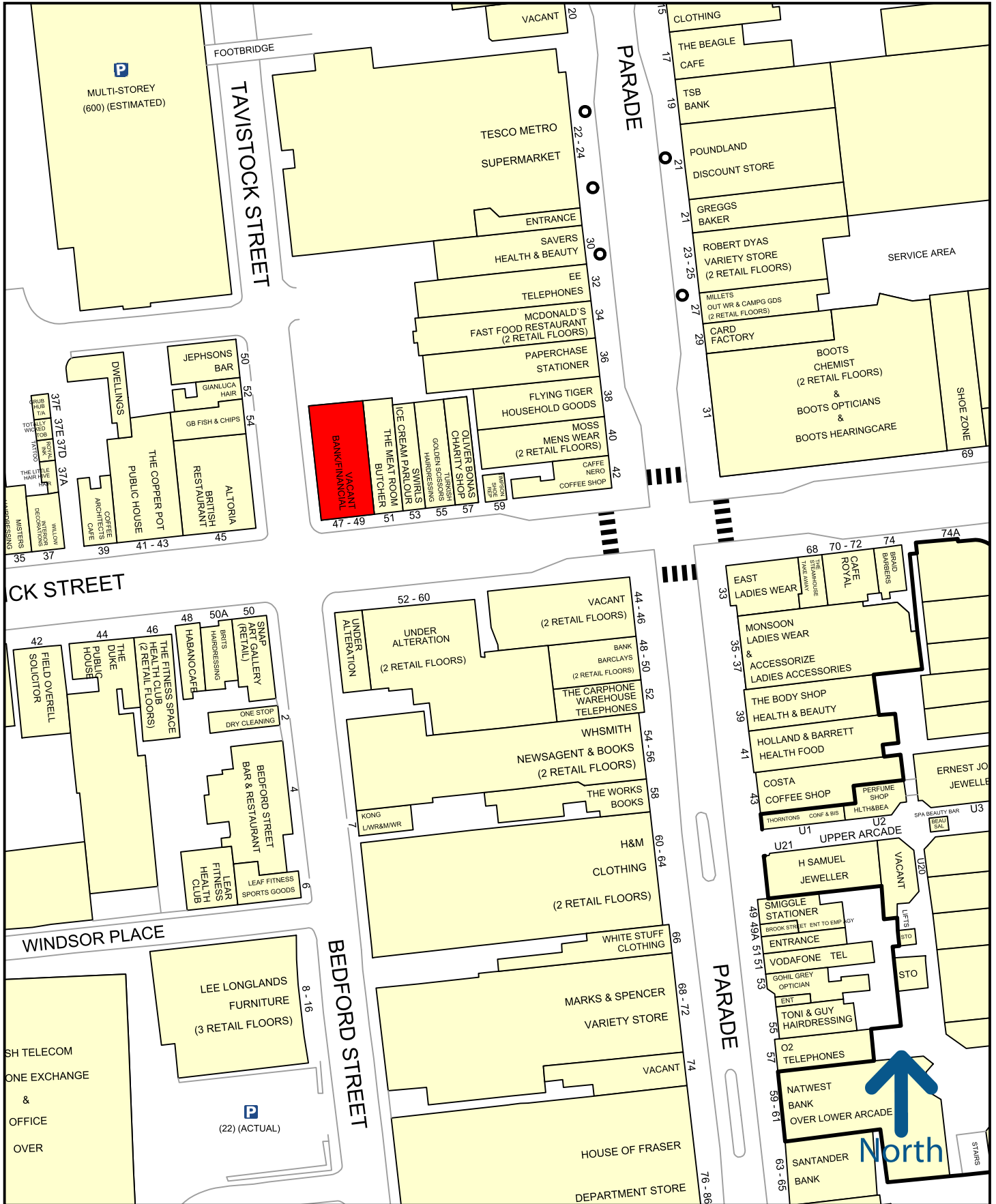
### William Nelson

**Mckinnon Nelson**

Tel: 0203 411 0009

Email: [william@mckinnonnelson.co.uk](mailto:william@mckinnonnelson.co.uk)

Date prepared: March 2019. All transactions are stated exclusive of VAT. Subject to Contract.



Experian Goad Plan Created: 10/07/2018  
Created By: RHT

