



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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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

Gross Frontage	32' 6"	9.91 m
Return Frontage	73' 7"	22.43 m
Internal Width	30' 7"	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

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 agents:

Ian Hughes

Direct Tel: 0121 212 7802

Email: ianhr@rhretail.co.uk

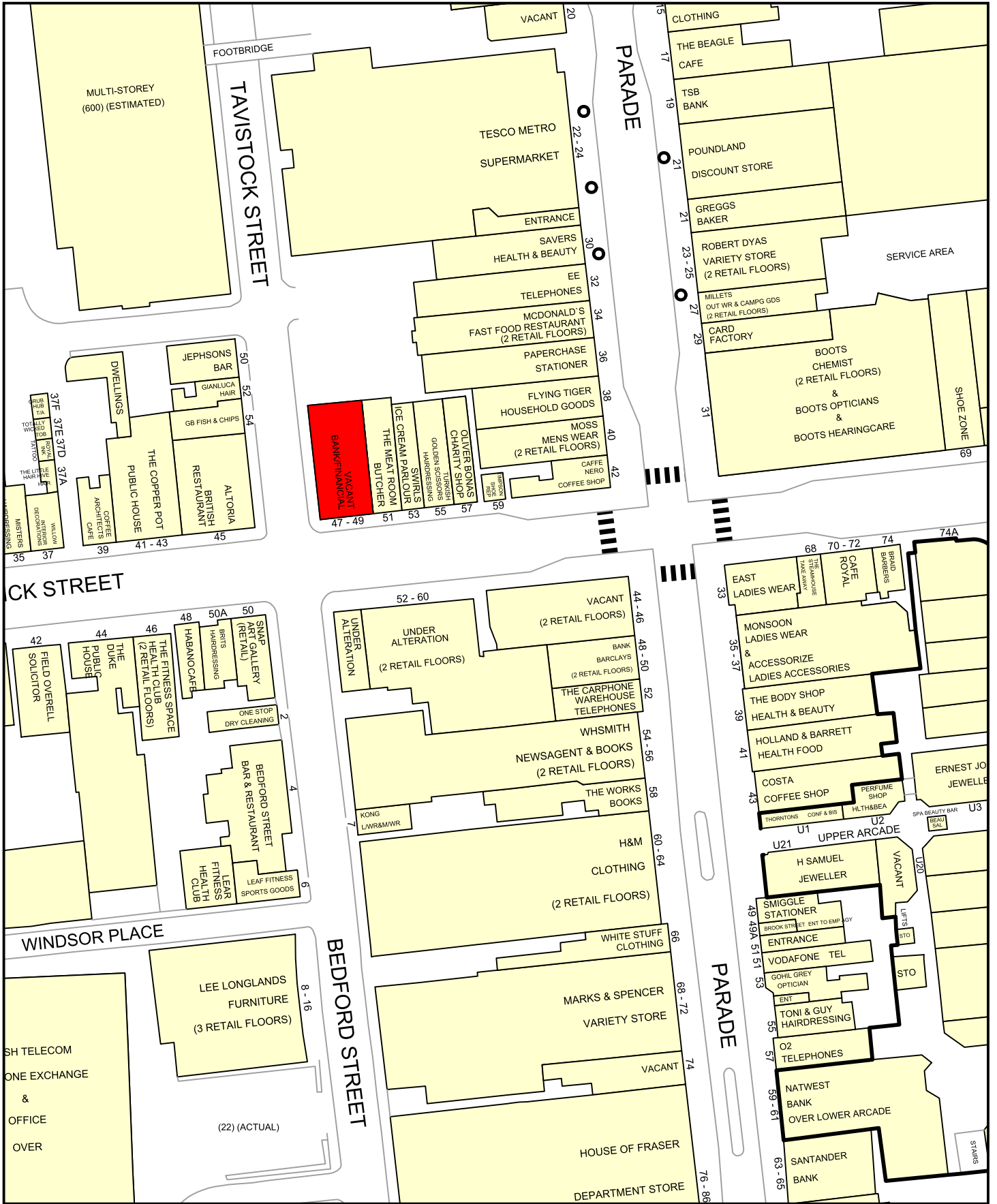
Richard Ward

Direct Tel: 0121 609 7809

Email: richardw@rhretail.co.uk

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

Leamington Spa



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