

LOCATION

The attractive and affluent regency town of Leamington Spa is situated approximately 29 miles South East of Birmingham, 10 miles South of Coventry and 10 miles North East of Stratford upon Avon. Leamington Spa has a quality retail and leisure offer, with occupiers represented including **Cath Kidston, Crew, Bang & Olufsen, Fired Earth, Cote and Gusto.**



SITUATION

The subject property is situated on Warwick Street, an attractive retail pitch with aspirational national brands such as **Oliver Bonas** and **Caffe Nero** located in close proximity, together with quality independents such as **The Copper Pot, Snap** and **The Meat Room.**

TERM

The property is held by way of a lease expiring on 23rd June 2030. A new lease may be available, subject to negotiation and vacant possession.

RENT

The passing rent is £57,000 per annum. Offers are for the benefit of the remaining leasehold interest.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

The property has an EPC rating of E-104. A copy of the energy performance certificate is available upon request

Accommodation

Shop Frontage	29ft 4ins	8.95 m
Shop Depth	55ft 10ins	17.02 m
Ground Floor	1,639 sq ft	152.26 sq m
Ancillary	2,206 sq ft	204.94 sq m

Business Rates and Service Charge

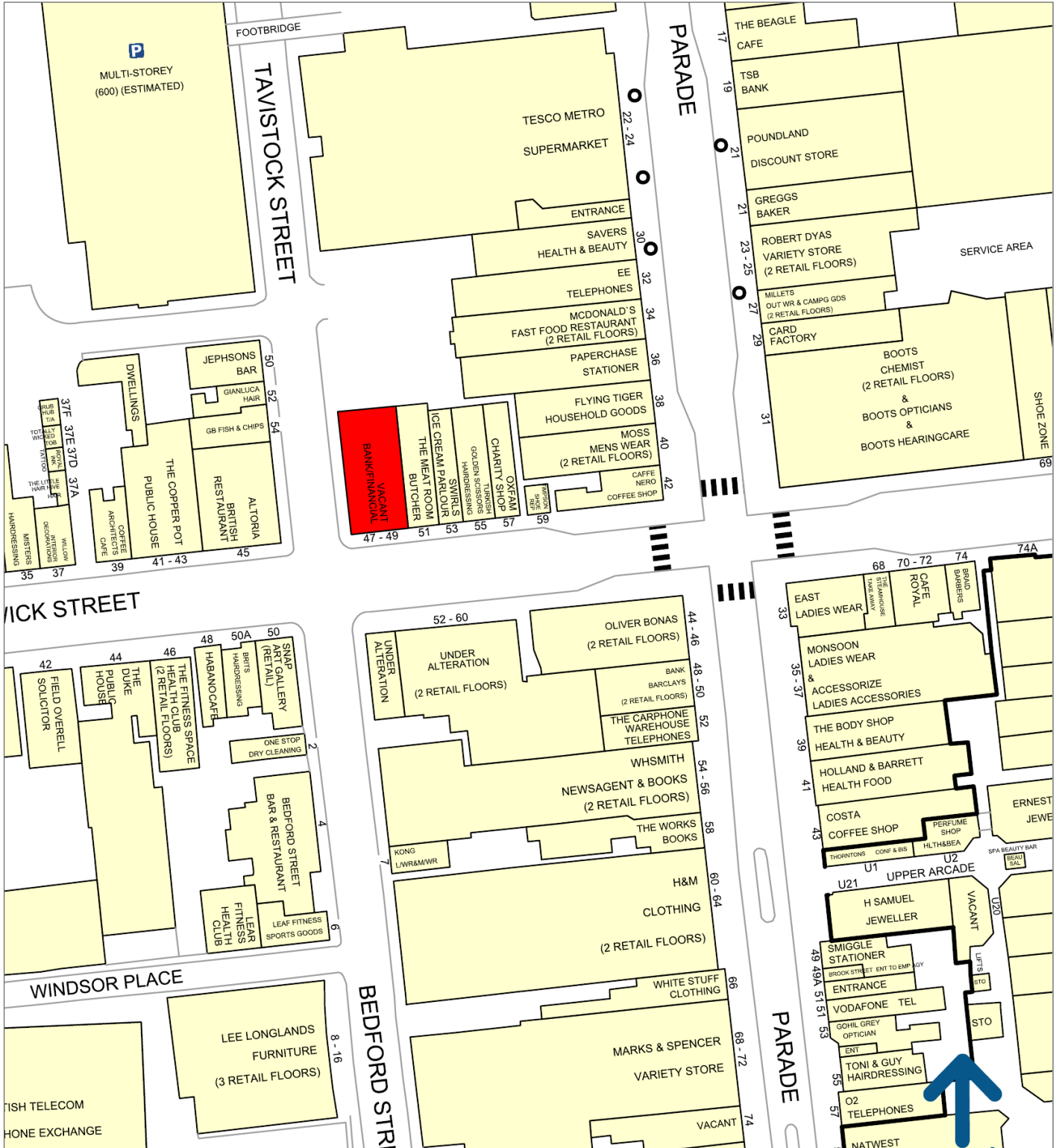
Rateable Value (2017)	£57,500
Uniform Business Rates (2018/19) (exclusive of water & sewerage)	0.493 pence
Service Charge	£TBC

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