



SME, 112 Warwick Street, Leamington Spa CV32 4QP



Area

Ground floor approx 632 sq ft



Food Approved

Previously a pizza takeaway



Parking

Pay & Display parking outside



Basement

Basement approx 375 sq ft



Location

Busy secondary pitch



Rent

£30,000 plus VAT

LOCATION

The building is in the heart of Warwick Street which is one of the main commercial roads in the town. Benefitting from a broad mix of eating and drinking establishments as well as traditional retail occupiers.

Aside from local occupiers there are also known brand such as Evan Cycles, Brewers, Adeco and Nova Fine Art.

DESCRIPTION

The property has previously been used for many years as a Pizza Takeaway. The premises comprise of a ground floor of approx 632 sq ft with a basement of 375 sq ft. Suitable for a variety of uses subject to Landlords consent. There is on street pay and display parking in the immediate vicinity. **Please note that the Landlords will shortly be carrying out work to separate the upper parts which may delay completion**

TERMS

Available by way of a new effective Full Repairing & Insuring lease for a term to be agreed.

LEGAL COSTS

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

ADMINISTRATIVE COSTS

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contact/references.

RATES

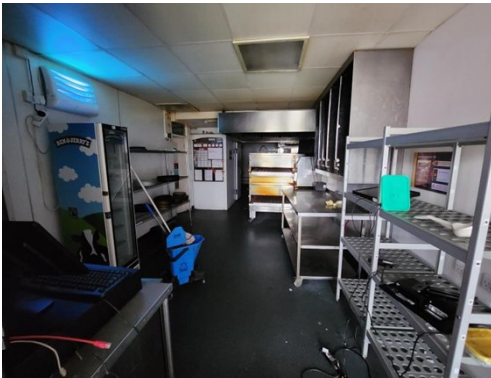
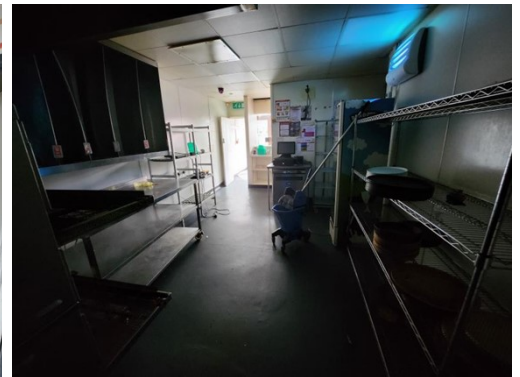
According to the Valuation Office the Rateable Value is £17,500 per annum exclusive. Interested parties are encouraged to make their own enquiries with Warwick Council.

EPC

C 65

For further information please contact:

hello@obre.co.uk



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