



TO LET

Leamington Spa Town Centre - Lock
Up Shop

129 sq.ft (12 sq.m)

2A Park Street, Leamington Spa, CV32 4QN

Accommodation

The premises comprise a ground floor lock up shop unit with front and side access. Storage, kitchen and toilet facilities are located within the basement.

Ground Floor Retail area of 129 sq.ft (11.88 sq.m)

Basement Area of approx 150 sq.ft (13.94 sq.m), plus ancillary space.

Location

The unit is situated on the west side of Park Street, on the corner of Warwick Street in the heart of Leamington Spa town centre within easy walking distance of the Parade, the Royal Priors Shopping Centre and Regent Court. Park Street itself offers a range of high quality retailers.

Tenure

The property is available by way of a new lease on flexible terms to be agreed. The lease is to be held on a full repairing and insuring basis.

Services

Mains electricity, water and mains drainage are connected to the property.

EPC D 89

Planning

Sui Generis (Tattoo Studio)

Other uses will be considered subject to a change of use.

Rent

£7,750 per annum exclusive.

Rates

The rateable value for the current year is £4,100. Occupiers may qualify for 100% Small Business Rates Relief (subject to status)

Legal Costs

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

SAT NAV: CV32 4QN



3 Olympus Court
Olympus Avenue
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For viewing arrangements, contact:

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