

TO LET

Town Centre Ground Floor Offices

995 sq.ft (92 sq.m)

Ground Floor , 44 Holly Walk, Leamington Spa, CV32 4HY



Accommodation

44 Holly Walk is a 2-storey semi detached Victorian building of brick construction with double height bay windows to the front elevations. The building is cement rendered and painted, and covered by a pitched slate roof which extends across a 2-storey extension to the rear.

The available accommodation comprises offices at ground floor level at the front and rear of the building. A private car park is located at the rear of the property providing four parking spaces for the suite in question.

Front entrance door with intercom/door security system leading to carpeted communal entrance hallway

Front Offices (two rooms): 550 sq.ft

Rear Offices (two rooms and kitchen): 445 sq.ft

Total: 995 sq.ft

The offices also benefit from use of a ground floor communal WC at both the front and rear of the property.

Location

The property is located in a prominent position on the south side of Holly Walk close to its junction with Wood Street and in a mainly commercial area, conveniently close to the main town centre with its many restaurants, bars and local amenities which is only a short walk away.

Tenure

The offices are available to let for a term to be agreed (minimum term of 3 years). The lease will be excluded from sections 24-28 inclusive of the Landlord & Tenant Act 1954.

SAT NAV: CV32 4HY



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3 Olympus Court
Olympus Avenue
Tachbrook Park
Leamington Spa
CV34 6RZ

For viewing arrangements, contact:

George Riley 01926 888181

george@ehbreeves.com

Services

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

EPC

D 99

Planning

Class E (Offices)

Rent

£17,000 per annum exclusive

VAT

VAT is not applicable.

Rates

The rateable value for the current year is to be separately assessed.

Front Suite: £10,250

Rear Suite: £5,700

Each suite qualifies for 100% small business rates relief.

Legal Costs

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

Service Charge

A service charge is levied to cover the costs of waste management, all utilities and communal buildings maintenance, insurance and alarm maintenance.

