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OUTLET

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THE DAL HOUSE



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To Let

Town Centre Lock Up Shop

638 sq.ft (59.27 sq.m)

1 Oxford Row, Leamington Spa, Warwickshire, CV32 4RH

Accommodation

The shop front features a clean white facade with large double glazed floor to ceiling windows and a flat roof. Internally the shop has a contemporary open plan lay-out with wood laminate flooring throughout. The property also benefits from extra storage and a W/C and kitchen facilities finished to a high specification.

Shop Width: 6.00 m

Shop Depth: 9.27 m

Net Internal Area: 638 sq. ft.

Location

The property is located behind the busy trading position of Warwick Street with other busy trading positions Regent Street and The parade located just minutes away. Notable local retailers include Evans Cycles, Aubrey Allen, Status and Subway. The shop benefits from the busy Chandos Street Car Park located directly in front of the shop which provides ample parking for consumers coming to and from Leamington Spa. Public transport is easily accessible with bus stops on The Parade.



SAT NAV: CV32 4RH

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Tenure

Available on a new lease for a term to be agreed. The lease will be drafted on Internal Repairing and Insuring terms with the tenant also being responsible for the shop front, fascia, windows and doors.

Services

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

EPC D 81

Planning

Class E

Rent

£18,000 per annum (exclusive) payable quarterly in advance.

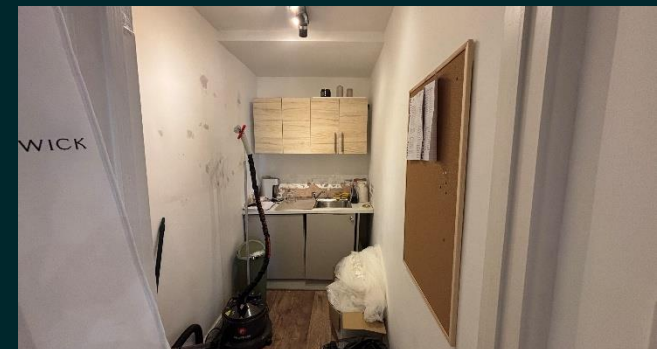
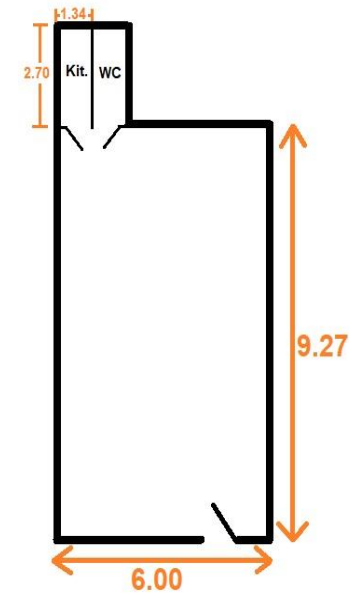
Rates

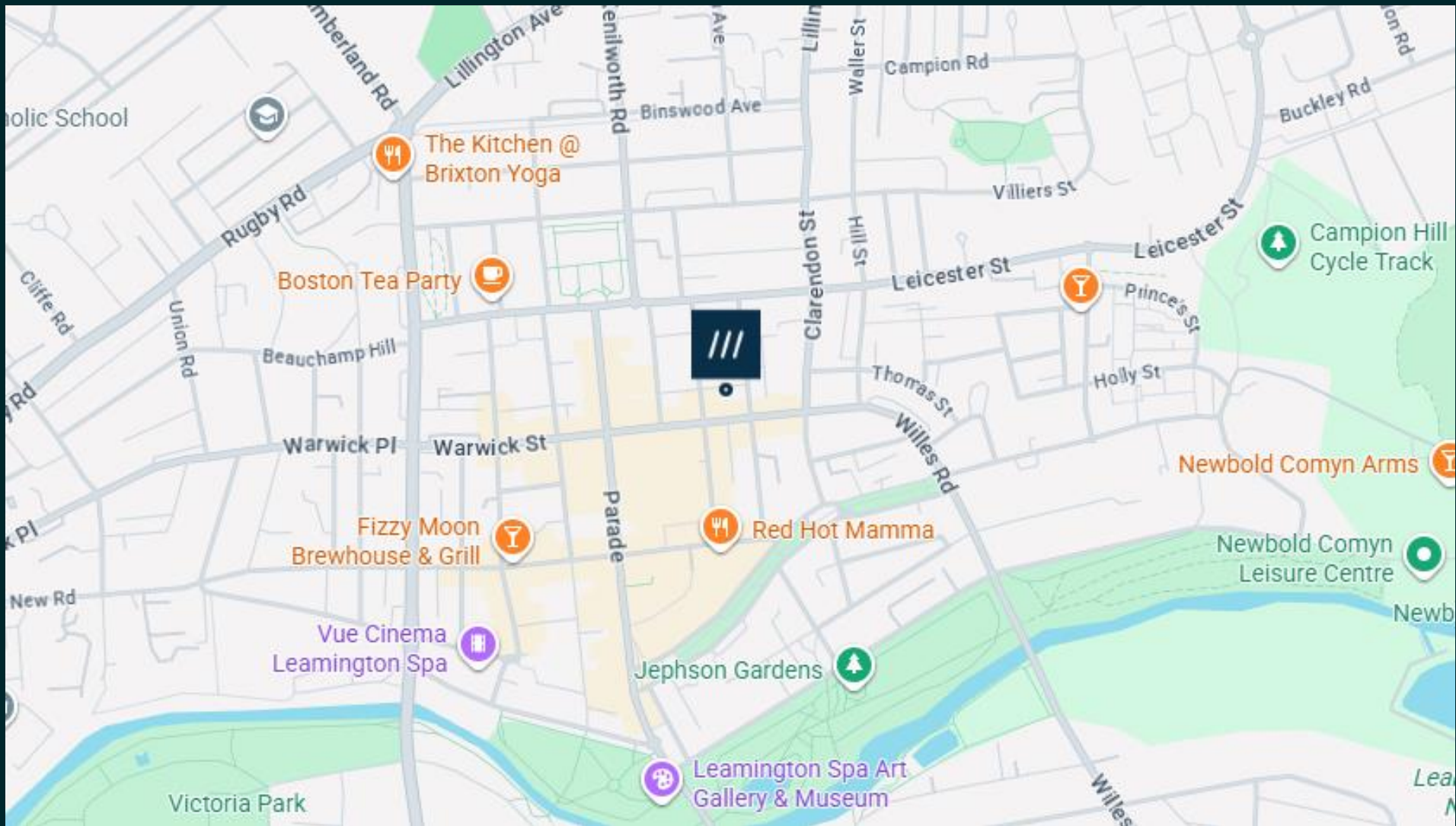
The rateable value for the current year is £12,500. Occupiers may benefit from approx. 83% Small Business Rates Relief subject to their status.

Legal Costs

Each party will be responsible for their own legal costs associated with this transaction

1 Oxford Row, Leamington Spa CV32 4RH





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For viewing arrangements, contact:

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