



Accommodation

The Grade II listed property benefits from a large glazed shop frontage with a recessed customer entrance door. There is ample retail or seating space at the front of the shop, which leads to a service counter and fridge space. A fully fitted commercial kitchen with extraction is to the rear which contains a walk in fridge and walk in freezer.

The premises also benefits from dual functioning air conditioning in the ground and basement floors.

The large basement provides plenty of room for covers or storage space, with customer WC facilities available in the basement.

The accommodation measures:-

Ground Floor: 1,240 sq.ft

Basement: 966 sq.ft

Location

Situated on the busy retailing pitch of Warwick Street, opposite the Royal Priors Shopping Centre in the heart of Leamington Spa, a short walk from The Parade.

The property benefits from being in a high footfall location and accessibility to the premises is made easy with bus links available on The Parade a few minutes walk away, and the Chandos Street surface car park just behind the shop. With national retailers in close proximity, including Mountain Warehouse, Waterstones, Coffee #1, Boots and Shoezone.



Tenure

Available on a new lease for a term to be agreed.

Services

Mains electricity, water, gas and drainage are connected to the property. Interested parties should satisfy themselves in this respect and not rely on ehB Reeves assessment as a statement of fact.

EPC TBA

Planning

Class E - Restaurant

Rent

£36,000 per annum exclusive.

Rates

The rateable value for the current year is £45,000.

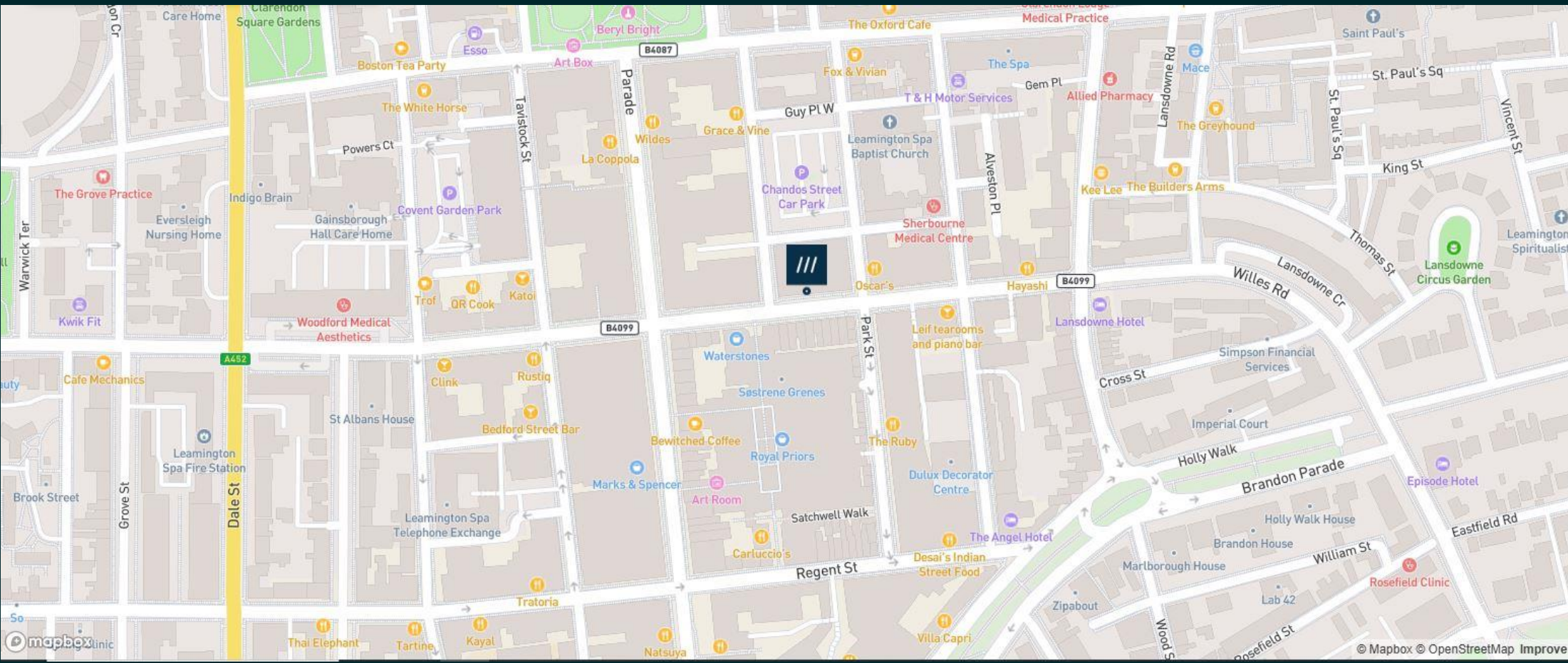
Legal Costs

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

Service Charge

TBC





**ehB
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