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Reeves
commercial property experts

For Sale - Vacant

Mixed Use Freehold Opportunity

1,245 sq.ft (116 sq.m)

50 High Street, Leamington Spa, Warwickshire, CV31 1LW

Accommodation

The property comprises a mid terrace traditional Victorian building. With a large principally glazed shop frontage, arched timber windows at the first storey and a large dormer window at second. The premises benefit from a rear yard which leads out to a communal passage way to Court Street. The ground floor comprises a service/retail area on entry, fitted commercial kitchen with extraction, a storage or staff area and WC and shower facilities to the rear. Stairs off the kitchen lead down to a basement and up to the residential element at first and second floor, benefitting from four individual rooms.

The property measures:

Ground Floor: 506 sq.ft

First Floor: 311 sq.ft

Second Floor: 281 sq.ft

Basement: 147 sq.ft

Total: 1,245 sq.ft

Location

High Street is located to the south of Leamington Spa and is one of the principal arterial roads in south Leamington Spa, identified on the attached street map. This is a thriving and busy area with a mixture of both domestic and commercial properties being in the near vicinity. Leamington town centre is a short 5-10 minute walk with local amenities including various restaurants, bars and cafes. Leamington Railway Station is just a short walk away, and there are ample bus routes nearby, making this situation very advantageous.



Tenure

Available freehold with vacant possession.

Services

Mains electricity, water, gas and drainage are connected to the property. Heating is provided primarily by electric convection and night storage heaters.

EPC E 109

Planning

Class E and C3

Price

£215,000 (exclusive of VAT)

We understand the property is not VAT elected.

Rates

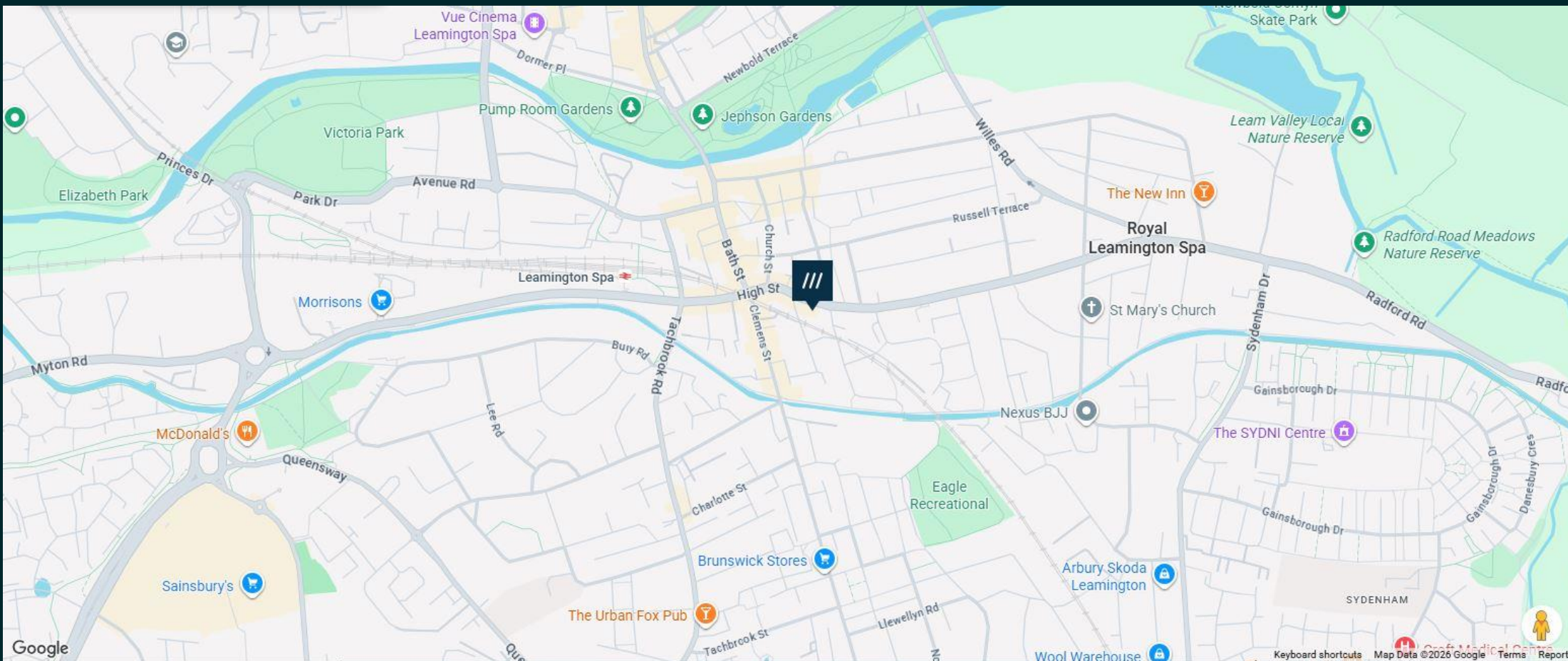
The rateable value on the Ground Floor for the current year is £4,200. The property qualifies for 100% small business rates relief (subject to the status of the rates payer).

Council Tax Band: B - Residential Upper Floors.

Legal Costs

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





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

For viewing arrangements, contact:

Oliver Shelley 01926 888181

oliver@ehbreeves.com

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