



Wareing & Company

PRELIMINARY DETAILS

TO LET

Brand New Retail Unit

Currently Under Construction With Potential To Divide

**13 - 17 Kenilworth Street
Leamington Spa
CV32 4QS**

Gross Internal Area: up to 1,955 sq ft (181.62 sq m)

- Large open plan retail unit currently under construction
 - Extensive frontage to Kenilworth Street
- Immediately adjacent to Evans Cycles, opposite Leif Tea Rooms & Piano Bar and busy car valeting premises
- Variety of residential accommodation nearby including private apartments, sheltered retirement scheme and good quality student accommodation

Rent for whole: £29,950 per annum (exclusive)

Telephone 01926 430700 / Fax 01926 430290

**38 Hamilton Terrace, Holly Walk,
Leamington Spa Warwickshire CV32 4LY
www.wareingandcompany.co.uk**

Location

The property is on the east side of Kenilworth Street which runs between Warwick Street and Regent Street, approximately 200 metres to the east of Parade, the prime retail area.

It is a mixed use environment with nearby occupiers including Evans Cycles, car valeting premises and a Dulux Decorating Centre. Other buildings in the immediate vicinity include sheltered housing, high quality private apartments and the Angel Hotel.

Time limited pay and display parking is available on Kenilworth Street and the surrounding roads. A surface level Local Authority car park is located between Chandos Street and Guy Street and a multi storey facility in the Royal Priors Shopping Centre (accessed off Park Street), both of which are within 100 metres of the property. Directly outside the building is a loading bay.

Description

The property comprises a brand new purpose built four storey building with residential on the upper floors. It is currently under construction and can be finished at short notice to suit an occupier's requirements.

The ground floor has been designed to provide either a large single open plan unit or it can be sub divided as per the attached plan. It will be finished to a shell specification ready for an occupier to fit out and the overall gross internal area is 1,955 sq ft (181.52 sqm).

Lease Terms

A new lease will be granted for a term to be agreed with the letting being taken outside the Security of Tenure provisions of the Landlord & Tenant Act 1954.

The tenant will be responsible for internal repairs, maintenance and decoration, and for the upkeep of the shop front for contributing towards the building insurance premium. The tenant will also be responsible for insuring the plate glass.

Rent

£29,950 per annum if taken as a whole, exclusive of business rates, VAT and all other outgoings and payable quarterly in advance.

VAT

VAT will be payable on the rent.

Business Rates

To be assessed.

Legal Costs

Each party will be responsible for their own legal costs incurred in this matter.

Further Information

By prior arrangement through the sole letting agent:

Mark Thompson MRICS

Tel: 01926 430700

Email: mark.thompson@wareingandcompany.co.uk

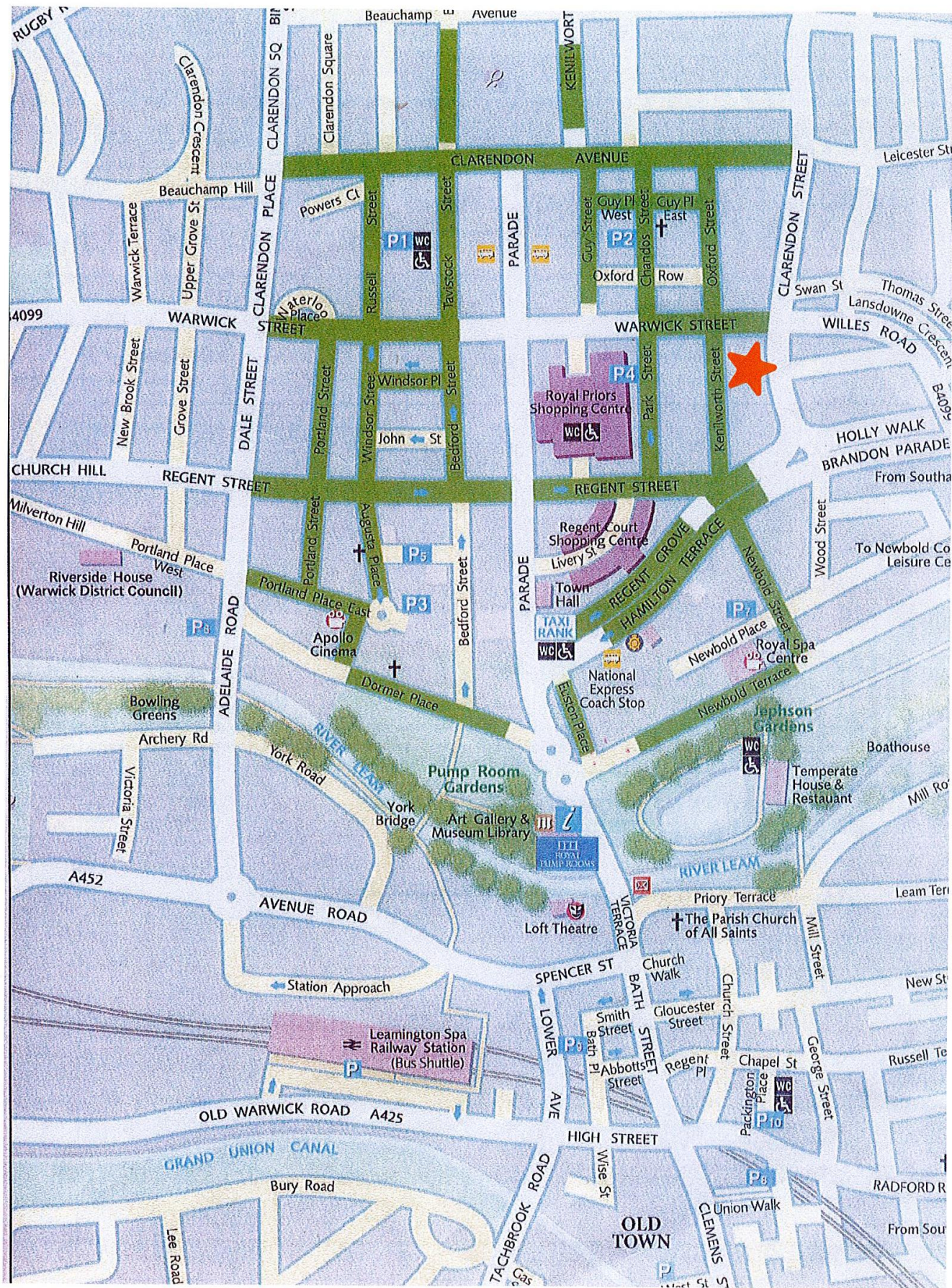


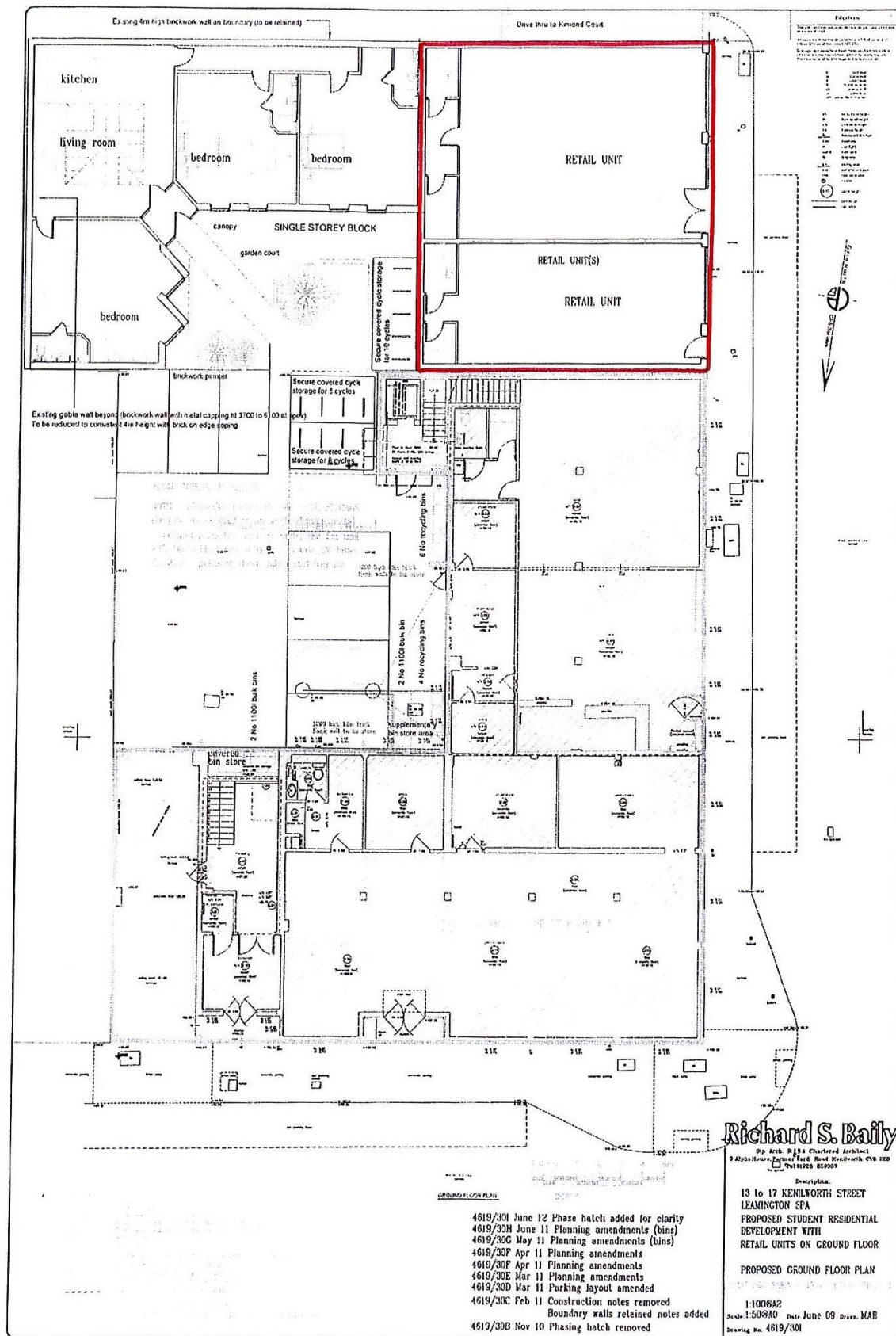
IMPORTANT NOTICE

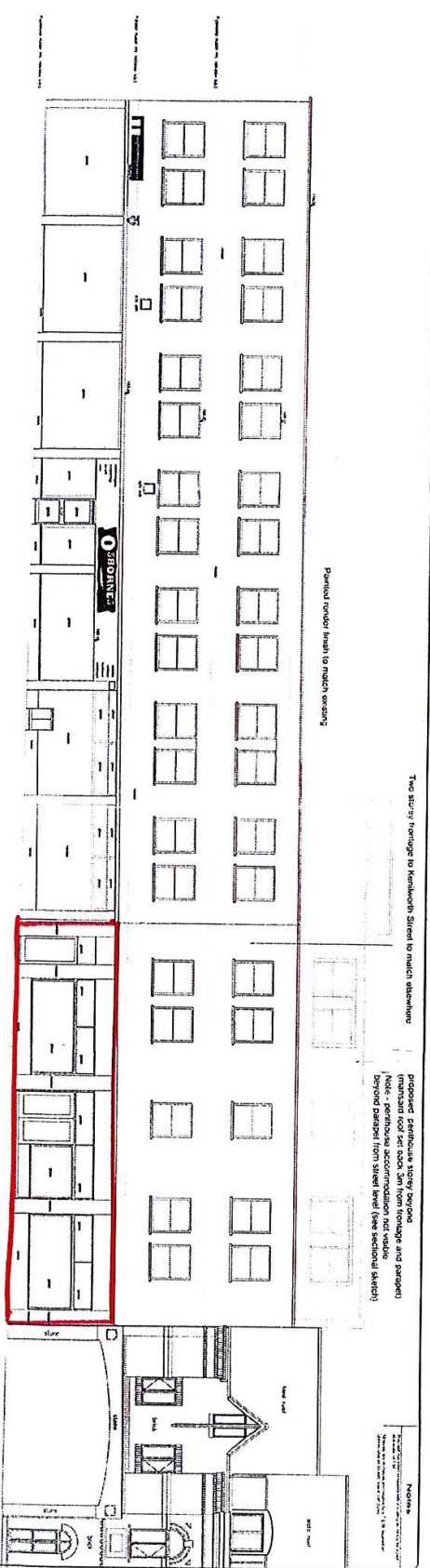
All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:-

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Information on tenure or tenancies has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their solicitors. Information on rating assessments and Town & Country planning matters has been obtained by verbal enquiry from the appropriate Local Authority. Prospective purchasers / lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease. All information on the availability of mains services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations, including apparatus, fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition. No investigations have been made to verify if any equipment, plant, machinery or services in or on the premises are compliant. All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

Please note that these particulars are issued in good faith but without responsibility. These particulars are issued on the distinct understanding that all negotiations are concluded through Wareing & Company. The property is offered Subject to Contract and it still being available at the time of enquiry and that no responsibility can be accepted for any loss or expenses incurred in viewing. Wareing & Company for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as general outline only for the guidance of intending purchases or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them, (iii) no person in the employment of Wareing & Company has any authority to make or give any representation or warranty in relation to this property, (iv) all rentals and prices are quoted exclusive of VAT.

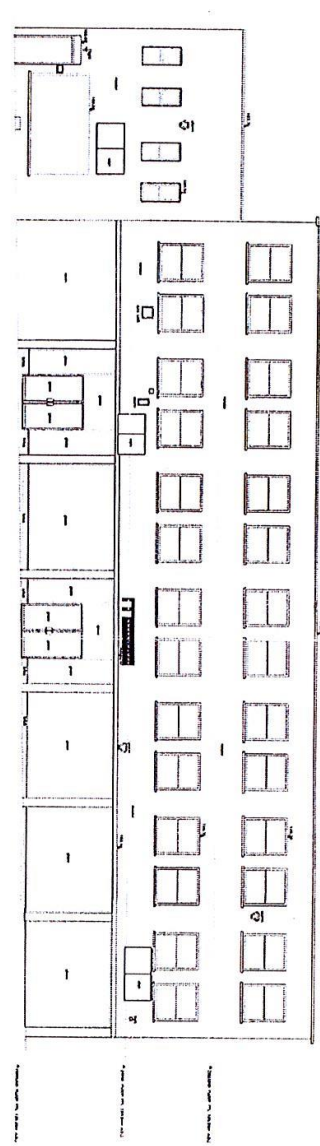






EXISTING PHASE 1 (COMPLETED)

PROPOSED PHASE 2



Elevation to frontage of Kinross Court

40/3/24F June 11 Planning added for clarity

40/3/24D Mar 11 Planning amendments

40/3/24C Mar 11 Foundation pattern amended

40/3/24B Nov 11 Material shown in solid line
Planning batch removed

Richard S. Bailey
 Dip Arch. RIBA Chartered Architect
 3 Alpha House, Ferner Way, Kentworth, CV1 2EU
 Tel 01928 860007
 Description:

13 to 17 KENTWORTH STREET
 LEAMINGTON SPA
 PROPOSED STUDENT RESIDENTIAL
 DEVELOPMENT WITH
 RETAIL UNITS ON GROUND FLOOR

PROPOSED ELEVATIONS

L11006A2
 Scale 1:50@A0 Date June 09 Drawn MAB
 Drawing No. 4619/34F