Clemens Street, Leamington Spa, CV31 2DW

SHELDON BOSLEY KNIGHT
LAND AND PROPERTY PROFESSIONALS

£32,000 Per Annum

- Prime Location in Leamington Spa
- Undergoing Refurbishment
- Rateable Value: £18,250
- 317.3m² (3415 ft²) Net Internal Area
- Available Immediately
- 2-Storey Accommodation

A 2-storey demise within the heart of Leamington Spa suitable for a variety of Class E uses.

Location
Clemens Street is a charming thoroughfare located in the heart of Leamington Spa. The street is known for its Victorian architecture, boutique shops, cafes and restaurants, creating a vibrant atmosphere for both locals and visitors to enjoy. It's often bustling with activity, especially during weekends and holidays, making it a popular destination for shopping, dining, and leisurely strolls. Clemens Street is located approx 0.3 miles from Leamington Spa Train Station which directly services London Marylebone, Manchester Piccadilly and Birmingham Moor Street.

Description
The property is of brick and render construction comprising a 2-storey accommodation benefitting rear access facilities and sales accommodation at both Ground and First Floor levels. The property is currently in the process of being refurbished to a shell condition, allowing incoming tenants the opportunity to fitout accordingly.

The accommodation comprises the following:
Ground Floor: 177.8m² (1913 ft²)
First Floor: 139.5m² (1501 ft²)
Total NIA - 317.3m² (3415 ft²)

Services
Mains electric, water and drainage are connected. All interested parties are advised to make their own enquiries to confirm continuity of supply.

Rental
£32,000 (exclusive of rates)

Business Rates
Rateable Value: £18,250

Qualifying businesses with a rateable value of £12,000 or below currently get 100% relief. This relief will decrease on a sliding scale for rateable values between £12,000 to £15,000. In addition, such businesses will have their bill calculated using the small business rates non-domestic rates multiplier. Enquire at www.warwickdc.gov.uk for more details.

Energy Performance Certificate
EPC: E 120

Planning
Presently Class E as defined by the Town & Country Planning Act (Use Classes Order).

For all planning enquiries, please contact Warwickshire District Council on planningenquiries@warwickdc.gov.uk or call 01926 456536.

Tenure
A new Full Repairing & Insuring lease for a term to be agreed..

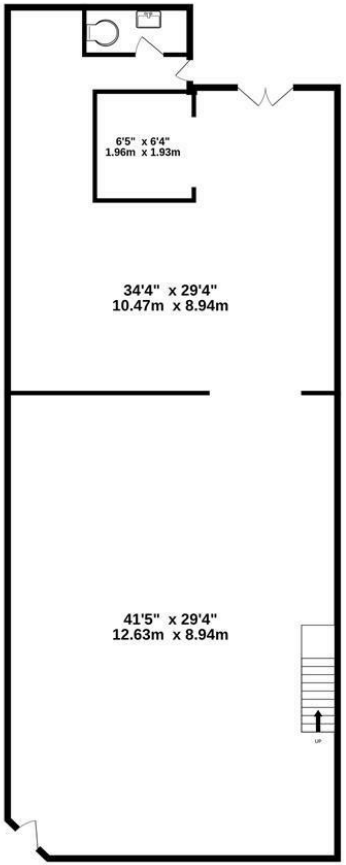
VAT
The property is not elected for VAT.

Viewing
To discuss the property or to arrange a viewing please contact the Commercial Team on 01789 387882 or commercial@sheldonbosleyknight.co.uk

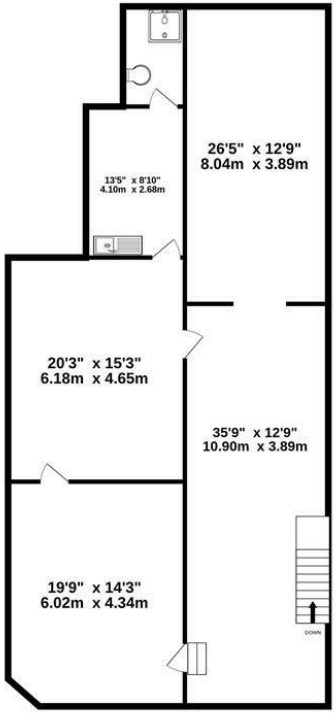
Important Notes
We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.

Plan

GROUND FLOOR
1914 sq.ft. (177.8 sq.m.) approx.



1ST FLOOR
1502 sq.ft. (139.5 sq.m.) approx.



TOTAL FLOOR AREA : 3415 sq.ft. (317.3 sq.m.) approx.

This floor plan is not to scale and is for guidance purposes only
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For further information please email commercial@sheldonbosleyknight.co.uk