



CHESTNUT
LODGE

26

26 Warwick New Road, Leamington Spa, CV32 6AA

Loveitts

PART OF | SHELDON BOSLEY KNIGHT

£75,000 Per Annum

- New Lease Available
- Area (GIA): 7201 ft² (669.0 m²)
- Council Tax Band: G
- Rent: £75,000 p.a. excl.
- EPC: C(66)
- Use: Class C2

This attractive double fronted period property offers characterful former care home accommodation with ample parking and strong potential for alternative uses. With spacious ensuite rooms and generous communal areas, it presents an appealing opportunity for conversion to a boutique hotel or similar, subject to the required consents.

Description

The property comprises an attractive double fronted period building of some character previously occupied as a residential care home (C2 use) comprising ensuite bedroom accommodation at both ground floor and first floor level together with catering facilities and residents communal lounge areas. The property has a decent tarmac laid forecourt providing ample outside parking. The property lends itself to a variety of possible uses including potentially as a boutique hotel or similar in addition to the former residential care use (subject to any necessary consents).

Location

Situated on the A445 and an ideal position with easy access to both Leamington Spa's town centre as well as Warwick and the Midlands motorway network, Warwick New Road is a prestigious local address. There are a wealth of retail units, restaurants and bars within a mile of the building. Jaguar Landrover is approximately nine miles away at Gaydon and The University of Warwick is approximately seven miles away.

Accommodation

Area (GIA): 7201 ft² (669.0 m²) spread across four floors including the basement.

Tenure

The property is available to let on a fully repairing and insuring leases at a rent of £75,000 p.a. exclusive.

Services

The unit is connected to mains services including electricity, gas, water, and drainage. Prospective purchasers should make their own enquiries regarding the availability of broadband, and three-phase power to ensure suitability for their operational needs.

Planning

Presently Class C2 as defined by the Town & Country Planning Act (Use Classes Order).

Viewing

To arrange a viewing please contact the Commercial Team on commercial@loveitts.co.uk or 024 7622 8111 (Option 2)

Energy Performance Certificate

The property has an EPC rating of C(66).

Business Rates & Council Tax

As the property is currently classified as a care home, it falls under domestic use and is therefore liable for council tax at Band G. If it is redeveloped for commercial use or a similar purpose, it is likely to become liable for business rates and a new rateable value would need to be assessed.

VAT

VAT is not charged on the property.

Legal Costs

Each party to pay their own legal fees.



Plan



Please note that all measurements are approximate and should not be relied upon for a building order.
 Prepared by County Property Surveys Ltd Tel: 0245 239 050
 www.countyproperty.com/Plans