

TO LET

CLEMENS STREET LEAMINGTON SPA CV31 2DW



**A THREE STOREY COMMERCIAL PROPERTY SITUATED WITHIN
AN ESTABLISHED COMMERCIAL AREA WHICH HAS RECENTLY
UNDERGONE REFURBISHMENT**

RENT: £30,000 P.A.

DESCRIPTION

The property which has large full height windows onto Clemens Street comprises:

Large retail area 12.6m x 8.94 maximum measurements having windows onto Clemens Street and return to access to car park at the rear.

Archway through to

Rear section 10.47m x 8.94m maximum measurements, having light points to ceiling, access out onto the rear

W.C. within this area

Stairs to first floor landing 10.90m x 3.89m giving access into

Rear section 8.04m x 3.89m

Front office 6.02m x 4.34m

Middle office 6.18m x 4.65m

Kitchen area 4.10m x 2.7m

Cloakroom

The accommodation is approximately:

Ground floor 178m²

First floor 139m²

Total net internal floor area 317m².



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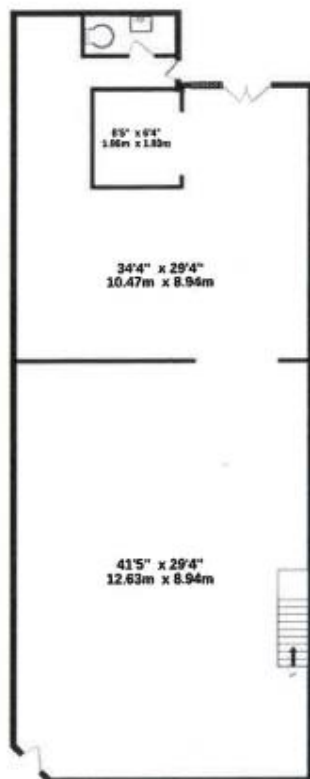


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General Information:

Tenure:	A new fully repairing and insuring lease on terms to be agreed.
Services:	We are advised that mains water, electricity and drainage are connected to the property.
VAT:	This property is not elected for VAT
Deposit:	Three months = £7,500
Rates:	£18,250 for the year 2025/26.
Legal Costs:	Each party will be responsible for their own legal fees.
Viewing:	By prior arrangement with Hawkesford Commercial Department – 01926 438129
Special Note	All electrical appliances mentioned within these particulars have not been tested. All measurements believed to be accurate to within eight centimetres/three inches.
Photographs	Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer. JMH/SP

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Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates. Telephone 01926 438124 or email surveys@hawkesford.co.uk

Residential Sales Department

Hawkesford prides itself in its experienced and dedicated staff with good local knowledge offering a comprehensive, professional first-class service to Vendors and Purchasers alike. We are involved in the sales of all types of property, from town centre apartments to country mansions, selling by both private treaty and by auction.

Please call or email the sales office for a Free No Obligation valuation for sale. 01926 430553 or leamington@hawkesford.co.uk

Commercial Management Department:

For all enquiries regarding rental of property, or the management of rented property, please contact Sunny on 01926 438123 or email: sunny@hawkesford.co.uk

Residential Rental Department:

For all enquiries regarding residential rental of property, or the management of residential rented property, please contact our Lettings department 01926 438123, or email: lettings@hawkesford.co.uk

Financial Services:

For mortgage advice, please contact this office on 01926 430553 and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

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