

103 Warwick Street  
Leamington Spa  
CV32 4RJ

ehB  
Reeves



**ehB Reeves**

Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

tel: 01926 888181  
email: [info@ehbreeves.com](mailto:info@ehbreeves.com)

[www.ehbreeves.com](http://www.ehbreeves.com)



Interested in  
this property?

Contact

**Sam Hain**

01926 888181  
[sam@ehbreeves.com](mailto:sam@ehbreeves.com)

## TO LET

- **Excellent Town Centre Position**
- **Net Retail Area 895 sq ft**
- **Busy Corner Location With Return Frontage**
- **No Business Rates Payable Until April 2021**
- **New Lease Available**

### **Location**

Warwick Street is one of Leamington Spa's principal secondary retailing locations, hosting many interesting and notable retailers, restaurants and coffee shops. 103 Warwick Street is situated on the corner of Oxford Street, close to retailers such as Evans Cycles and popular restaurant Libertine Burger. Car parking is available on street and close by on the Chandos Street surface car park.

### **Description & Accommodation**

The property comprises a ground floor lock up shop with a net retail area of 895 sq ft. There is an office to the rear measuring 84 sq ft. The shop also enjoys kitchenette and WC facilities and benefits from a secondary access point from the Oxford Street elevation. Air conditioning is installed at the property.

Internal Width: 5.36m

Overall Depth: 18.21m

### **Services**

Mains electricity and water are connected.

### **Planning**

Class E (formerly A2 & A1).

### **Tenure**

By way of a new lease for a term to be agreed.

### **Rent**

£23,450 (exclusive) per annum plus VAT.

### **Service Charge**

The tenant will contribute towards the service charge, covering management, building maintenance, decoration and insurance.

### **Rates**

The rateable value for the current year is £20,750 (rates holiday until April 2021)

### **VAT**

VAT is applicable.

### **EPC**

D 86

### **Legal Costs**

Each party will be responsible for their own legal costs.

### **Viewing**

Strictly by appointment with the sole letting agent ehB Reeves 01926 888181.