



14 Market Hill, Southam, CV47 0HF
PRIME RETAIL UNIT

Summary

Tenure	To Let
Available Size	663 sq ft / 61.59 sq m
Rent	£15,500 per annum
Rateable Value	£11,000
EPC Rating	C

Key Points

- Primary Town Centre Location
- Recently refurbished

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Location

The property is located in the heart of Southam and is on a vibrant and historic street that serves as the town's primary retail and social hub. This thoroughfare is lined with a mixture of businesses such as independent shops, cafés, restaurants and professional services, creating a lively atmosphere for both locals and visitors.

The area hosts excellent transport links, with nearby bus routes and ample parking options. Essential amenities such as HSBC bank, the local library, and the police station are within close proximity, enhancing the convenience for residents and businesses alike.

Description

14 Market Hill comprises a large open frontal retail space with kitchenette to the rear accompanied by a WC and a shared rear access alleyway. The property has recently been refurbished.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Retail Area	507	47.10
Kitchenette	156	14.49
Total	663	61.59

Rent/Terms

A new equivalent Full Repairing and Insuring Lease for a minimum term of 6 years (or longer) at a rent of £15,500 per annum, with rent reviews every 3 years is preferred. However, the Landlord will consider proposals.

Business Rates (April 2023)

Rateable Value: £11,000

EPC

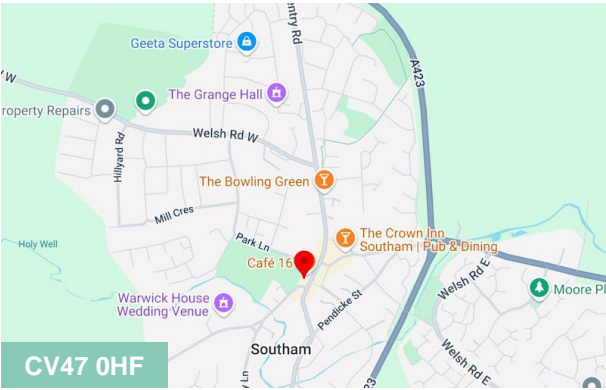
C. EPC available upon request.

VAT

We are advised that the property is not VAT registered at this current time.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.



Viewing & Further Information



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