



To Let

Former Hairdressing Premises 30 Clarendon Street

Leamington Spa • CV32 4PG

- Ground Floor Lock Up Hairdresser Premises.
- Well Located on Busy Street Close to Town Centre.
- On Street Car Parking Available.
- Available on New Lease from June 2024.
- Accommodation Available:

**Ground Floor Sales Area 471 sq st
(43.72 sqm)**

Rent £14,500 pax

Location

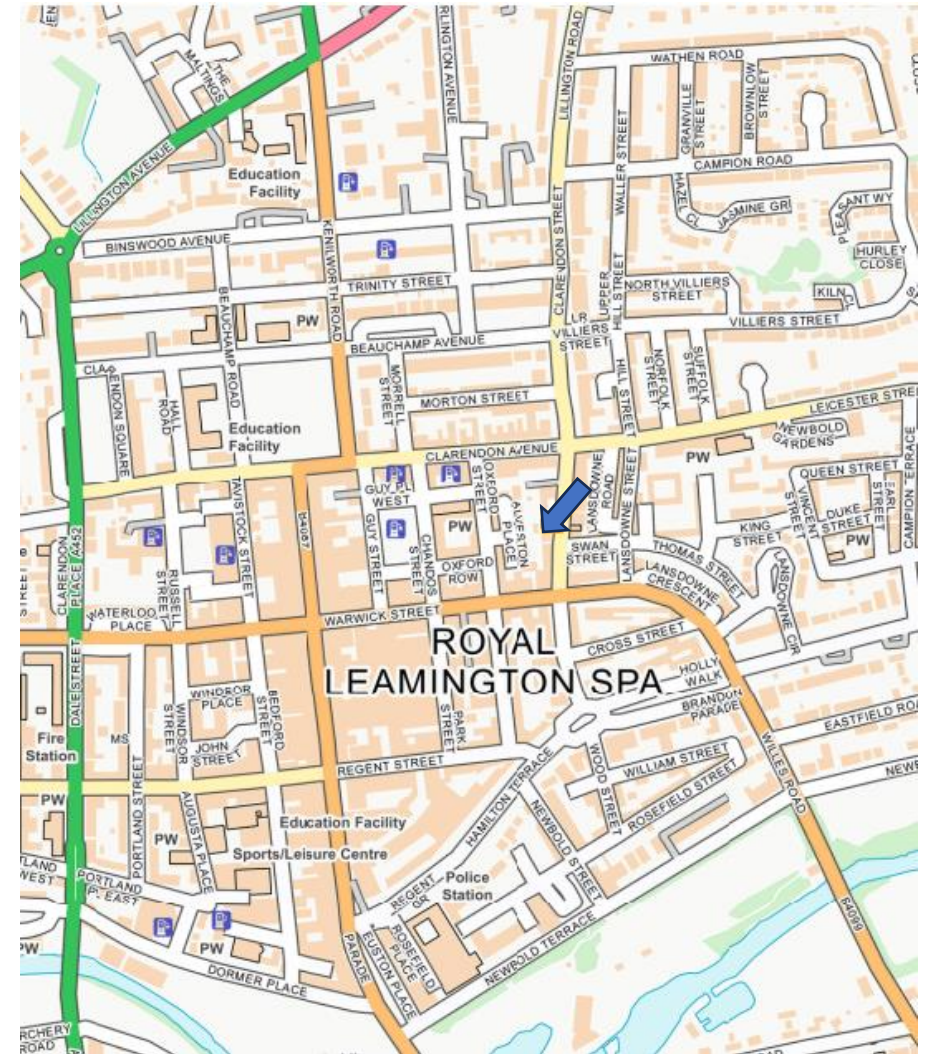
Clarendon Street is a busy main road running north and south leading from Lillington Road connecting with Warwick Street and Willes Road. It is one of the principal roads taking traffic in and out of Leamington Town Centre each day. There are high volumes of passing trade and Clarendon Street is approximately 300 metres east of Parade, the main retail street.

In the immediate vicinity there are a number of specialist retailers including a Sub-Post Office, takeaway, offices and residential properties.

Description

Specification Includes:

- Ground floor of extended mid terraced building used for hairdressing purposes for many years.
- Sales area 10.5m deep x 4.16m wide ie. 43.72 sqm (471 sq ft).
- Double frontage shop front with double glazed windows and door.
- Steps up at the rear lead to a lobby off which is a kitchen with sink unit and cupboards.
- Separate toilet facility at the rear.
- Heated by gas fired boiler.



Services

We understand that all mains services are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Tenant will also be responsible for their own data and cabling however, it is believed that Fibreoptic supply is available in the immediate area. Tenants should make their own enquiries with the relevant Internet provider.

Planning

We understand that the property has the benefit of planning permission for User Class E purposes.

Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Business Rates

The premises are assessed for rating purposes as follows:-

Rateable Value: £5,200

Therefore, no rates will be payable to a single property occupier.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Lease

The premises are available to be let by way of a new internal repairing lease.

Rent

£14,750 per annum exclusive of Business Rates and all other outgoings.

No VAT is payable in respect of the property.

EPC

To be confirmed.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

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