

To Let – Lock up Shop

Leamington Spa Town Centre

485 sq.ft (45 sq.m)

Ground Floor, 45 Russell Street, Leamington Spa, CV32 5QB



AVAILABLE JULY 2024

Accommodation

The property comprises a modern building constructed on ground and two upper floors. The accommodation available is located at ground floor and comprises an open plan retail/Class E office with an excellent shop front incorporating security shutters. The property benefits from pedestrian access at the rear, a WC at ground floor level, the shop frontage measuring 5.13m. Net internal area of 485 Sq.Ft (45.08 sq.m)

Location

The property is located on Russell Street within Leamington Spa town centre. This is a convenient location, just off Warwick Street, close to both the main retail pitch of Leamington and also various nearby offices. Russell Street is close to the Covent Garden multi-storey and surface car park, there is also some on-street parking available.



SAT NAV: CV32 5QB

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ehB
Reeves
commercial property experts

Somerset House
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Royal Leamington Spa
CV32 5QN

For viewing arrangements, contact:

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Tenure

The property is available by way of a new full repairing and insuring lease for a minimum term of 3 years

Services

All mains services are connected with the exception of gas, however, parties should make their own enquiries to confirm this.

EPC TBC

Planning

Class E

Rent

£14,500 per annum excl. We are advised that VAT is applicable on this transaction

Rates

The rateable value for the current year is £7,700. Occupiers may benefit from 100% small business rates relief (subject to status).

Legal Costs

Each party will be responsible for their own legal costs associated with this transaction

Service Charge

A service charge will be levied to cover the external & communal maintenance.

