



ehB
Reeves

commercial property experts

TO LET

Retail/Treatment Space To Let

931 sq.ft (86 sq.m)

9 Guy Place East, Leamington Spa, CV32 4RG

Accommodation

Currently trading as a dog grooming salon, 9 Guy Place East comprises an attractive retail building having rendered front elevations with prominent shop frontage. The premises are ideally suited to a wide variety of occupants including retailers, hairdressers, possibly offices, consulting rooms etc. - uses within the new E user category (subject to planning consent).

Ground Floor Retail 436 sq.ft (40.50 sq m)

Shop Width 4.64m

Overall Depth 8.73m

Rear WC Facility

Stairs up to First Floor 494 sq ft (45.89 sq.m) overall, comprising:

Reception area

Two treatment rooms

Kitchen facility

Location

Guy Place East runs between Oxford Street and Chandos Street, which link Clarendon Avenue and Warwick Street. There is a substantial surface car park in Chandos Street, it is noted that immediately opposite this building is the Baptist Church, with neighbouring occupiers including Vets, Restaurants, Auction House and a short walk to the prime town centre retail area.



Tenure

New full repairing and insuring lease.

Services

Mains electricity, water and drainage are connected.

EPC E 116

Planning

Class E

Rent

£13,000 per annum, exclusive. VAT is not applicable.

Rates

The rateable value for the current year is £7,000. 100% small business rates relief is available subject to rate payer's status.

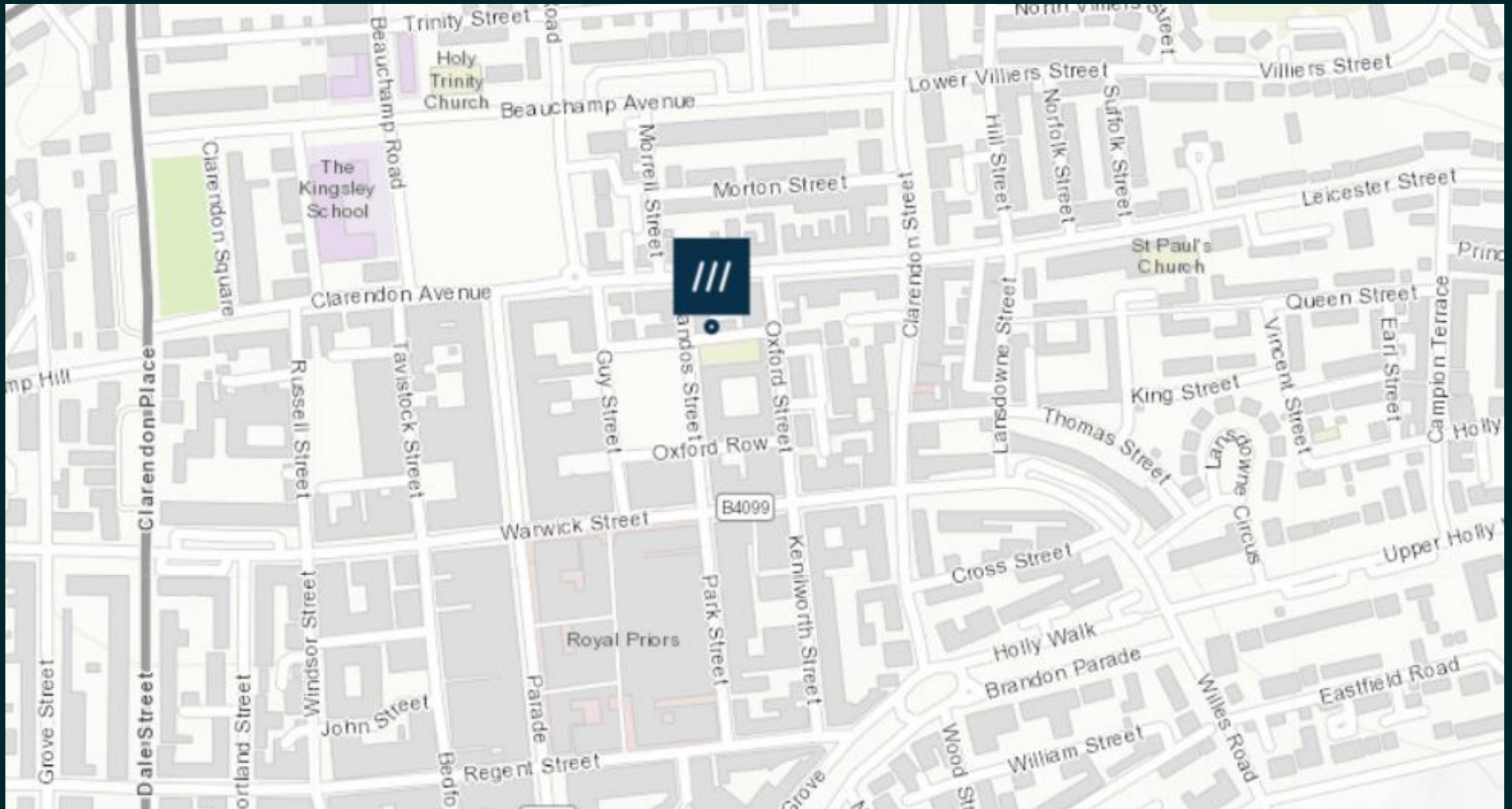
Legal Costs

Each party will be responsible for their own legal costs.

VAT

We are advised that VAT is not applicable.





Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

For viewing arrangements, contact:

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