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**Reeves**  
commercial property experts

## FOR SALE

Freehold Sui Generis (Hair & Beauty) Premises

**1,100 sq.ft** (102 sq.m)

30 Lansdowne Street, Leamington Spa, Warwickshire, CV32 4SP

## Accommodation

The property is a two-storey mid terraced building of traditional construction.

There is a shop frontage to Lansdowne Street and the property benefits from a Sui Generis (Hair & Beauty) use.

The property provides an open plan reception waiting area with three separate treatment rooms on the ground floor, and a further three treatment rooms, kitchen and WC facilities on the first floor.

There is access to the rear of the building via a shared alleyway and there is a personnel door at the rear of the building.

The accommodation measures 1,100 sq.ft (102 sq.m) overall and is split over two floors. The flooring mainly comprises wood effect Karndean flooring. Lighting is provided by a mixture of spotlights and fluorescent strip lighting. Heating is by way of a gas fired boiler and radiators. The treatment rooms are fitted with hand basins.

## Location

The property is located on Lansdowne Street, which is accessed via Leicester Street and Swan Street just east of the town centre.

The surrounding area comprises a mixture of residential and commercial properties. Newsagents, various takeaway premises and other independent retailers are located nearby. On-street parking is available outside the property and multi storey/surface car parks are a five minute walk from the town centre.



## Services

Mains electricity, gas, water, and drainage are connected to the property. Central heating and air conditioning are connected.

## EPC TBC

## Planning

Planning was granted in 2008 for a Sui Generis - Hair & Beauty Salon use. Ref W/08/0438.

## Price

£245,000 (Freehold) with vacant possession.

## Rates

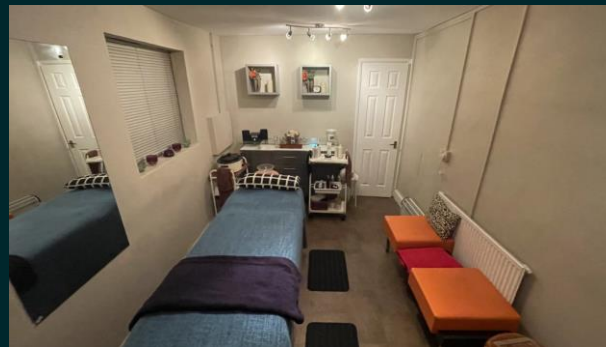
The rateable value for the current year is £3,800. The property qualifies for 100% small business rates relief (subject to the status of the rates payer).

## VAT

We are advised that VAT is not applicable on the transaction.

## Legal Costs

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





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For viewing arrangements, contact:

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