

TO LET

The Courtyard, High Street Southam, CV47 0HA

Rent PA: £9,000

Area: 407 sqft (38 sqm)

- Retail/Office Premises
- Other Uses, Subject To Consents
- Prominent High Street Location
- Popular Warwickshire Market Town
- Free Public Car Parking To Hand



LOCATION:

The subject property occupies a prominent position fronting High Street within Southam Conservation Area. The premises are situated close to the commercial heart of the town with its attendant amenities including free public car parking at nearby Wood Street Car Park. There is also some limited stay on-street parking to hand.

Southam is well located being between Leamington (6 miles) and Daventry (11 miles) on the A425, and Coventry (14 miles) and Banbury (14 miles) on the A423. Rugby is about 11 miles via the A426. Southam is also conveniently situated for the M40 (Junction 12 – 6 miles) and the wider Midlands Motorway Network including the M6, M45 and M1 (all distances are approximate). Southam is a popular Warwickshire Market Town with a population of about 6,567 (2011 Census).

DESCRIPTION:

The premises comprise ground floor retail/office premises, which form part of a larger three storey period property in mixed commercial/residential use.

The space is currently partitioned to provide three interconnecting rooms with w.c. The unit benefits from two independent doorways from the street. The premises are considered suitable for a variety of retail/office uses, etc., subject to obtaining any necessary consents.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Floor Area	407	38
TOTAL	407	38

All measurements detailed in these particulars are approximate.

FIXTURES & FITTINGS:

All items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from any letting.

SERVICES:

Mains electricity, water and drainage are understood to be installed to the unit, subject to connection charges by the utility companies. No tests have been applied.

TERMS:

The premises are available to let on a new tenant's effective full repairing and insuring lease for a term by agreement and at a commencing rental of £9,000 per annum.

LEGAL COSTS:

The incoming tenant to pay all reasonable legal costs in respect of the transaction, including VAT and Stamp Duty if applicable.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. Please note that at the time of preparation of these details (August 2018) the Lan dlord had not elected to charge VAT on the rent

RATEABLE VALUE:

We are informally advised by the Local Authority that the current assessment is: Rateable Value (2017 List) - £7,800. Please note that this is not the rates payable and prospective occupiers are recommended to make their own enquires for verification of the Rateable Value and confirmation of the rates payable. Tenants who qualify for Small Business Rates Relief may, however, not be liable to pay any business rates for the current financial year (2018/2019).

EPC RATING: C

CONTACT:

To arrange a viewing, please call us on **024 7622 8111 (Option 2)** or email **coventry.commercial@loveitts.co.uk**