

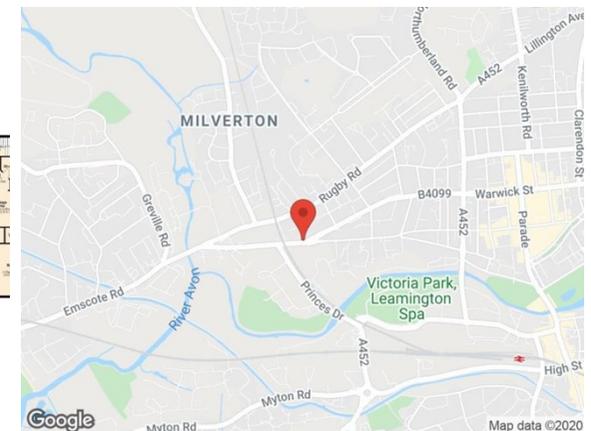
TO LET

Warwick New Road Leamington Spa, CV32 6AA

Rent PA: £75,000

Area: 7,201.00 sqft (668.99 sqm)

- Detached Character Building
- Currently C2 Use
- Suitable for a Variety of Occupiers
- Prestigious Local Address
- Forecourt Parking



LOCATION:

Situated on the A445 and an ideal position with easy access to both Leamington Spa's town centre as well as Warwick and the Midlands motorway network, Warwick New Road is a prestigious local address. There are a wealth of retail units, restaurants and bars within a mile of the building. Jaguar Landrover is approx nine miles away at Gaydon and The University of Warwick is approximately seven miles away.

DESCRIPTION:

The property comprises an attractive double fronted period building of some character previously occupied as a residential care home (C2 use) comprising ensuite bedroom accommodation at both ground floor and first floor level together with catering facilities and residents communal lounge areas. The property which benefits from central heating also has a decent tarmacadam laid forecourt providing ample outside parking.

Otherwise the property is considered to lend itself to a variety of possible uses including potentially as a boutique hotel or similar in addition to the former residential care use (subject to any necessary consents).

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Floor Area	7,201.00	668.99
TOTAL	7,201.00	668.99

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 the letting.

SERVICES:

Mains water, drainage and electricity are understood to be connected to the premises. No tests have been applied.

TERMS:

Available by way of a new Full Repairing and Insuring lease for a term to be agreed. The commencing rental will be £75,000 per annum.

LEGAL COSTS:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

VAT:

We are advised by our client that VAT will not be applicable in this instance.

RATEABLE VALUE:

The prospective occupiers are recommended to make their own enquiries with the local authority for verification.

EPC RATING: C

CONTACT:

To arrange a viewing:

Loveitts 024 7622 8111 (Option 2) commercial@loveitts.co.uk