

OPENING DOORS SINCE 1843



Area
156 sqm (1679 sqft)



Price
Offers Based on
£350,000



Location
Convenient Town Centre
Position



Investment
Tenanted Shop and 2
Flats



Availability
Immediate

FOR SALE

43 Bath Street, Leamington Spa CV31 3AG

Location:

The subject property forms part of a commercial terrace of retail/office premises with take-aways and restaurants also represented in the street which enjoys a particularly busy frontage being located at the southern end of The Parade and just a short stroll from Leamington Spa Town Centre.

Description:

The property comprises a substantial mixed commercial and residential investment opportunity arranged across 3 floors together with a basement area and forming part of a character Regency style building. The property consists of an existing hairdressing salon and basement beauty treatment room to be subject to a new commercial lease along with 2 self contained one bedroomed flats, one at first floor level and one at second floor level (representing a part flying freehold interest) with access afforded to the residential element off Regent Place at the rear.

The rent payable in respect of the commercial element is to be £8,000 per annum with £525 per calendar month payable in respect of flats 1 and 2 providing for a total gross rent of £20,600 payable per annum fully let.

Floor Area:

	AREA SQFT	AREA SQM
Ground Floor Retail/Basement	721.00	66.98
First Floor Flat	474.00	44.04
Second Floor Flat	484.00	44.97
TOTAL	1,679.00	155.98

Services:

All main services are understood to be connected to the property along with gas fired central heating to the flats. No tests have been applied.

Rateable Value:

The premises are included in the 2017 Rating List as 'Shop and Premises' with a Rateable Value of £5,500. (Please note that these are not the rates payable and prospective buyers should make their own enquiries with the Local Authority). In respect of the residential parts the Rating is Council Tax Band A in each case.

Terms:

The property is available to be purchased fully let as an investment opportunity with offers invited based on £350,000 for the freehold subject to the existing tenancies.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. At the time these particulars were prepared the freeholder had elected not to charge VAT on the transaction.

Legal Costs:

Both parties are to be responsible for their own legal fees in this case.

Property Documents:

Property Plan: [Click here](#)
EPC: [Click here](#)
Planning Information:
Video Link: [Click here](#)
Other: [Click here](#)

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)
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