

# Multi-purpose property within Leamington Spa's Creative Quarter

629 Sq Ft (58.4 Sq M)



10 Euston Place, Royal Leamington Spa, CV32 4LJ

## Property Highlights

- High profile established location within Leamington Spa's Creative Quarter
- 58.4sqm / 629sqft approximately plus kitchen / WCs
- Within walking distance of the railway station with frequent trains to London Marylebone & Birmingham.
- Electric Roller Shutter to frontage
- Part air conditioned
- Café / Retail / office use
- Forecourt customer Pay & Display parking



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## Location

The property is located in Euston Place, the professional quarter of the town and represents an excellent opportunity for a retailer or professional / financial services operator to secure representation in Royal Leamington Spa. Euston Place is located at the southern end of The Parade – the town's prime retail shopping street and benefits from on street parking and proximity to Jephson Gardens / Pump Rooms and Warwick District Councils proposed £31m Creative quarter.

## Description

The ground floor suite is part of a 4/5 storey mid terraced Grade 2 Listed building in the town's Conservation area. The upper floors and basement are occupied by an established architectural practice. This ground floor suite is attractively fitted with tiled floors, painted walls and ceilings, and an intruder alarm . The sales area has spot / downlighting, heating and air conditioning. The frontage benefits from an electric roller shutter.

## Tenure

The property is available in a number of different ways; a sub-letting up until August 2022, an assignment of the residue of the current lease term up until August 2024, or a new lease subject to a surrender of the current lease.

## Legal Costs

Both parties will be responsible for their own legal and surveying costs incurred in this matter.

## Services

The property benefits from mains water, gas, drainage, and electricity. None of the services in the property have been tested and no warranty is given in this regard.

## Rent

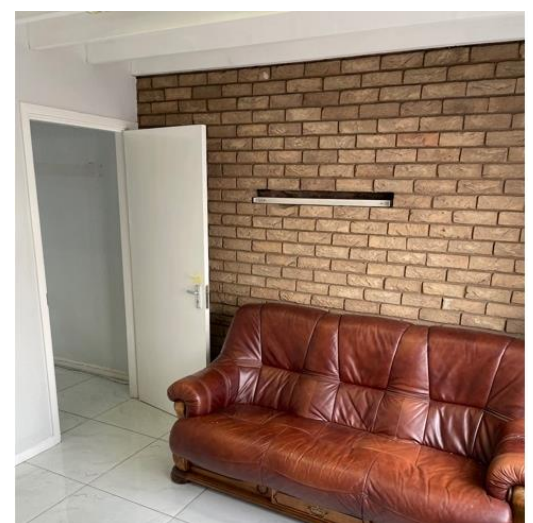
£17,950pa exclusive from all bills and fees

## EPC

Rated C 74. Further details available upon application

## VAT

VAT is not payable on the rent.



Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. July 2021.