

**Town Centre Retail (Class E)
Building**

To Let On New Lease

127 sq.m (1,369 sq.ft)

3 Euston Place, Leamington Spa, Warwickshire, CV32 4LN



Accommodation

3 Euston Place is an impressive five-storey Georgian, mid terraced building. Constructed with a painted and rendered front elevation, brick faced rear elevation with a single storey flat roof extension.

The accommodation offered comprises a former estate agents office at ground floor, which currently provides a fully glazed frontage with a shared glazed lobby.

The shop/office would be suitable for a variety of uses in the retail sector, food, healthcare and many other uses within the class E user clause.

The ground floor showroom is open plan and well fitted with a three step rise to the central and rear areas. At the back of the ground floor there is a separate office area, off which is a WC facility and back door.

In greater detail the accommodation comprises the following:-

Ground floor

Display Frontage: 3.75m

Overall Showroom Depth: 19.02m

Retail/Showroom area (net floor area): 93.77 sq.m (1,009 sq.ft)

Additional Rear Office Office: 6.25m wide x 5.35m deep 33.44 sq.m (360 sq.ft)

Rear WC



Location

Euston Place is located within the heart of Leamington Spa's town centre at the southern end of the Parade, the town's well known and impressive retailing centre. It is a location which is surrounded by a mixture of superb public parks and public amenities, as well as the retailing centre, and a large collection of restaurants, bars and pubs, and is within walking distance of the Leamington Spa railway station. Euston Place is recognised as the prime pitch for any estate agency and allied professional service. The location is seeing interest from the restaurant sector.

Tenure

The ground floor is offered subject to a new lease

at a commencing rent of £30,000 per annum exclusive.

Services

Mains water, drainage and electricity are connected to the property. Heating and cooling is by means of partial air conditioning and electric panel radiators.

EPC C 61

Planning

E under the User Classes Order 1987 as amended.

Rent

£30,000 per annum exclusive. VAT is currently not applicable.

Rates

The rateable value for the the ground floor alone, will need to be reassessed as the building is currently rated as one.

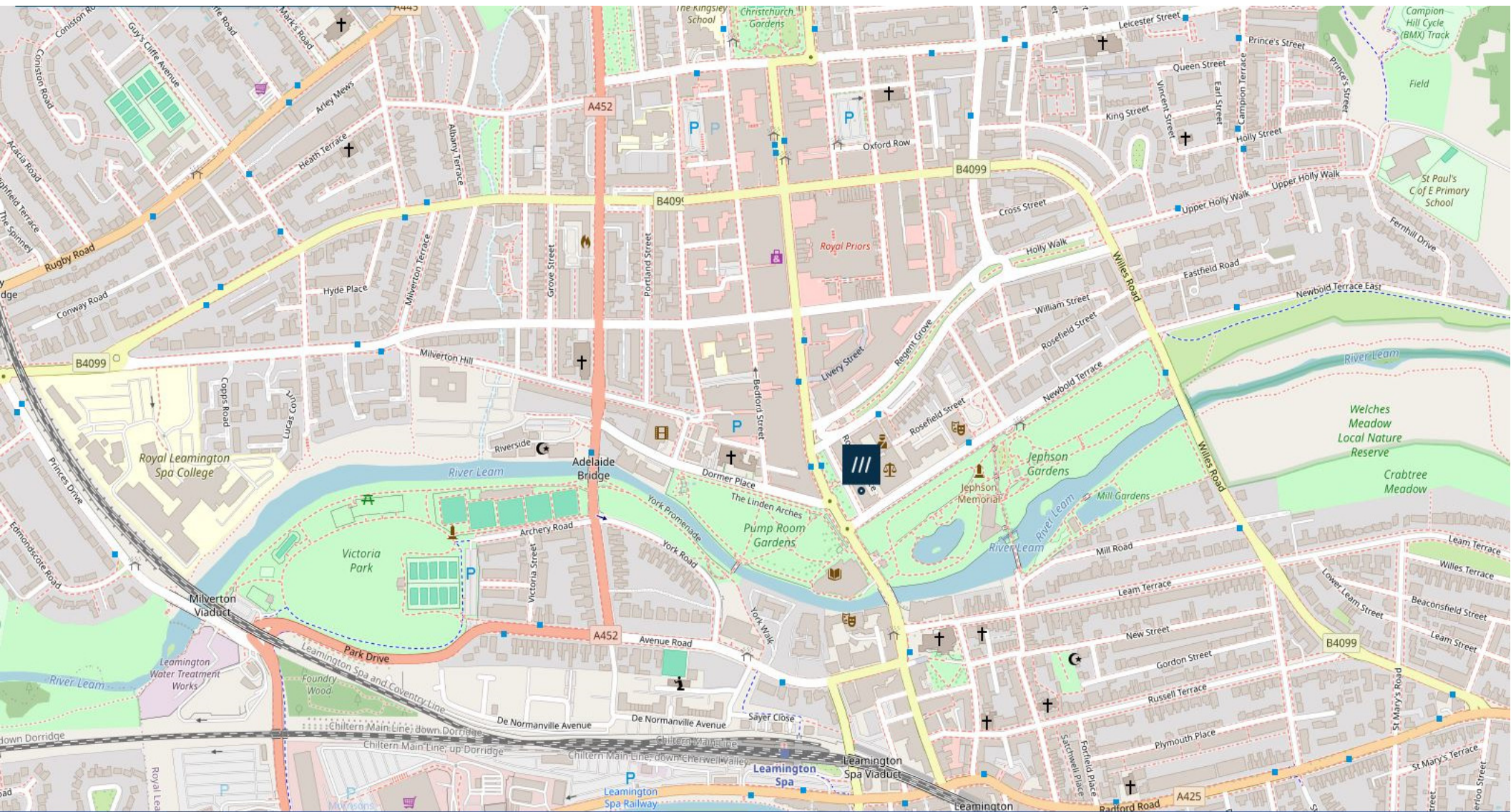
Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Service Charge

A service charge will be levied to cover a fair proportion of building insurance and for the repair and decoration of the exterior, post the imminent external refurbishment.





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