

For Lease

Retail Property (High Street)



Ground Floor 36-38 Bedford Street

Leamington Spa, CV32 5DY

**BROMWICH
HARDY**
024 7630 8900
www.bromwichhardy.com

📦 1,311 Sq Ft
💷 £27,000 Per Annum

Key Features

- Suitable for a variety of retail uses
- Kitchenette & W/C
- Busy Retail Location
- Leamington Town Centre
- Flexible space with good shop window
- Affluent Midlands Spa Town



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Location

Located on Bedford Street, the property is in close proximity to the Parade causing high footfall. The property is 3 miles from the A46 and 4.5 miles from the M40. The main leisure area of the town is within 300m walk. Leamington Spa town train station is approximately 15 minutes walk to the south.

Description

36 to 38 Bedford Street comprises one retail unit at ground floor. The shop provides excellent modern accommodation with a fully glazed frontage. In addition to the retail accommodation there are fully fitted WC and kitchen facilities to the rear. The shop is accessible via the front or via an alleyway to the rear, off John Street. 36 to 38 Bedford Street is available due to Business Relocation.

Accommodation

Area	Sq Ft	Sq M
Ground Floor	1,311	121.79
Total	1,311	121.79

Business Rates

The rateable value for this property is £14750.

Tenure

Available by way of a new lease direct with the Landlord on terms to be agreed.

VAT

The property is not registered for VAT (Value Added Tax).



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With over 250 years
of combined
experience, trust
Bromwich Hardy to
safeguard your
commercial property.



Service Charge

There is no service charge.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Mark Booth

Contact us with any queries about the property or to book a viewing

02476 308 900

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mark.booth@bromwichhardy.com



Charlie Glover

Contact us with any queries about the property or to book a viewing

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