

For Lease

Retail Property (High Street)

FOR LEASE
Refurbished
Retail Unit
BROMWICH
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14 Market Hill

Southam, CV47 0HF

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- 661 Sq Ft
- £16,500 Per Annum

Key Features

- LED Lighting and new fixtures and fittings
- Ample on street parking
- Newly refurbished May 2024
- Rear bin store and side access
- Class E
- High footfall area on prime location thoroughfare with period charm
- Loading area at front of property



14 Market Hill, Southam, Warwickshire, CV47 0HF



Location

The property is located in a prime location on the north side of Market Hill, which is part of the main thoroughfare for Southam High Street. The site benefits from strong public transport links. Parking is located at the front of the property with off-street parking on Park Lance and Wood Street. Southam has a population of 8,114 as of the 2021 census.

Description

Southam town centre retail unit, recently refurbished to a high standard in May 2024. Back to brick renovation including acoustic insulation, new electrics and plumbing. The property is equipped with LED lighting, electric heaters and whiteboxed. The rear has W/C and Kitchenette facilities that can be utilised as storage/office space with a rear bin store via the side laneway. The property benefits from water and electricity, there is no gas to the property. Electric Eco LOT20 compliant heaters. Newly installed Fire alarm and emergency lighting system. At the rear, there is an open skylight allowing natural light in. The property is not suitable for fast-food/takeaway businesses. The shop has two large bay windows which are protected from structural alterations.



Accommodation

Area	Sq Ft	Sq M
Zone A	466	43.29
Zone B	39	3.62
Store/Staff Room/Office	156	14.49
Total	661	61.41

Tenure

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

EPC

EPC C
<https://find-energy-certificate.service.gov.uk/energy-certificate/6185-9867-3741-7261-2508>

VAT

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



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Service Charge

No service charge costs with Water supply metered individually per floor.

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.



Caine Gilchrist

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

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07806 767 073
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Charlie Glover

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