

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



**For Sale**

Town Centre Freehold Building

For Sale Freehold

**3,143 sq.ft** (292 sq.m)

**ehB**  
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commercial property experts

## Accommodation

An imposing freehold office building with planning to convert the upper floors to three residential apartments. The current owners bought the property in a derelict condition in 2004 (nearly 20 years ago) for £720,000 and spent over £150,000 on renovation at time, so a total cost of £870,000

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 the entire building, with a well established estate agents office at ground floor, which currently provides a fully glazed frontage with a shared glazed lobby. This in turn provides access to the upper floors. The ground floor showroom and offices are 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 area, off which is a WC facility and back door.

The upper floors have been used as offices and they remain vacant. Planning consent was granted in April 2022 (W/21/0743) for the conversion of the upper floors from offices to three one-bedroom apartments (plans attached). The consent is subject to the apartments giving up their rights to residents' parking permits.

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

Rear WC

### Mezzanine Level 1

Kitchen and Comms room: 11.9 sq.m (128 sq.ft)



### First Floor

Three offices totalling 58.62 sq.ft (631 sq.ft)

### Mezzanine Level 2

Two WCs

### Second Floor

Three offices totalling 47.92 sq.m (516 sq.ft)

### Third Floor

Landing office and three offices totalling 50.68 sq.m (545 sq.ft)

### Cellar

Various chambers with restricted headroom due to lowered ground floor showroom and office. Housing gas meter and electricity consumer units.

## 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

Freehold subject to vacant possession upon completion.

## EPC C 61

## 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.

## Planning

E under the User Classes Order 1987 as amended.

## Rent

Freehold Price £570,000

## Rates

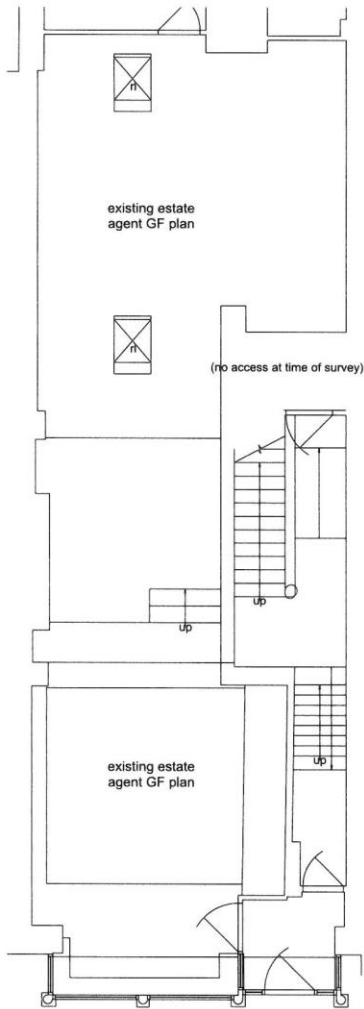
The rateable value for the current year 2023/24 is £30,250.

## Legal Costs

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



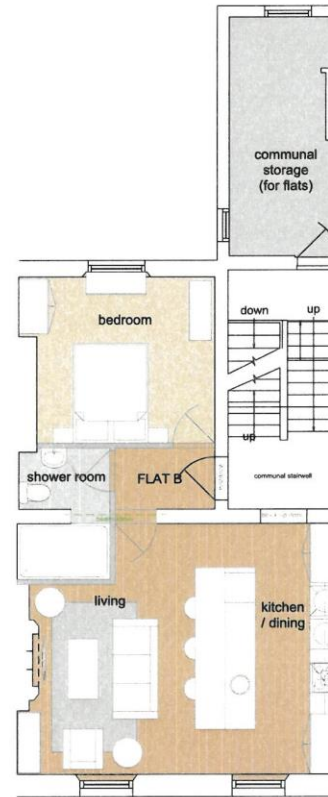
# Residential Conversion – Proposed Floorplans



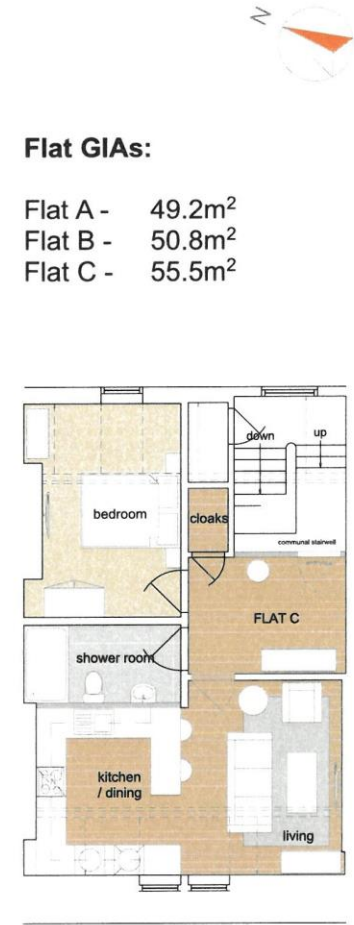
GF Plan (to remain as existing)  
1:100



Proposed First Floor Plan  
1:100



Proposed Second Floor Plan  
1:100



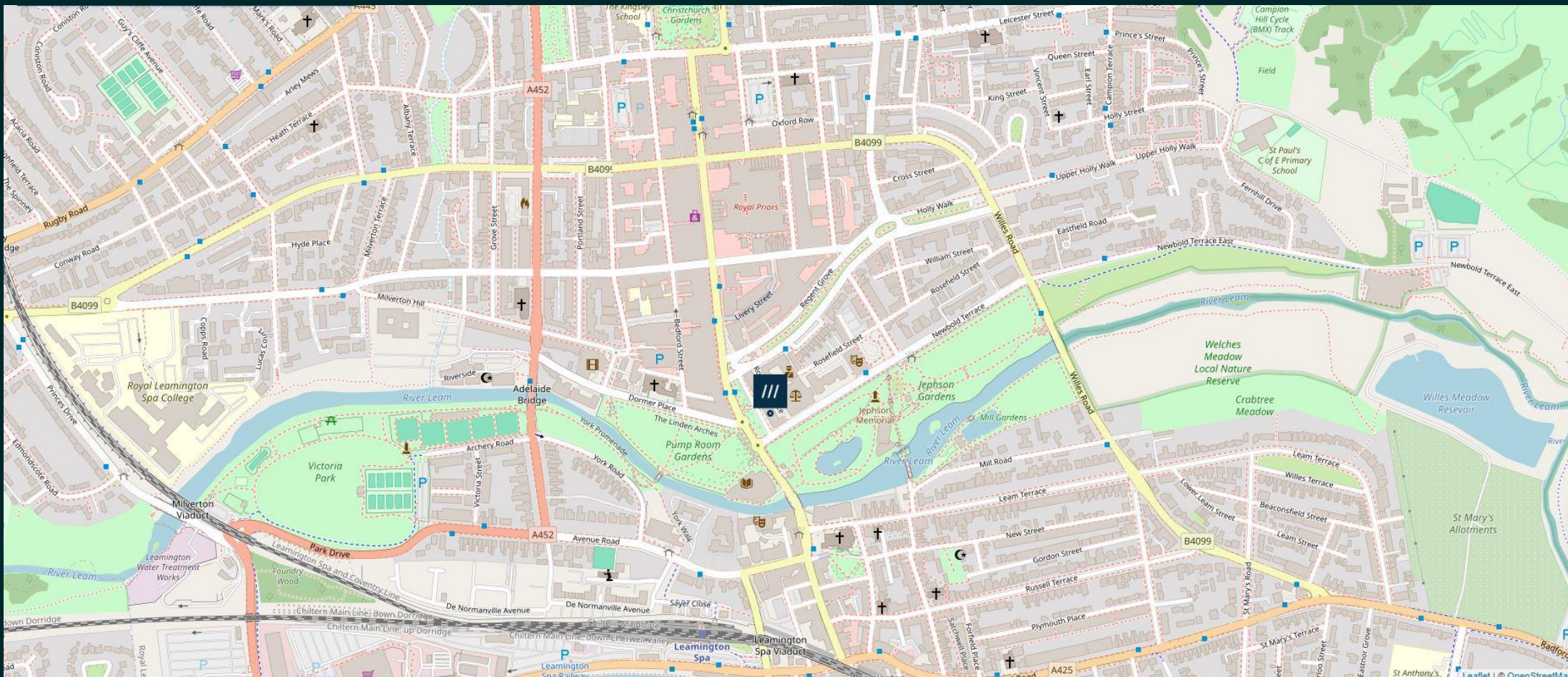
Proposed Third Floor Plan  
1:100

## Flat GIAs:

- Flat A - 49.2m<sup>2</sup>
- Flat B - 50.8m<sup>2</sup>
- Flat C - 55.5m<sup>2</sup>



1:100



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