

For Sale

Office



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024 7630 8900
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12 Clarendon Place

Leamington Spa, CV32 5QN

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🏠 2,929 Sq Ft
💷 £650,000 for the Freehold

Key Features

- Well positioned corner property
- Freehold sale
- 5 parking spaces on site
- Listed Building
- Sold with vacant possession
- Ideal for owner occupier



12 Clarendon Place, Leamington Spa, CV32 5QN



Location

Leamington Spa is a spa town and civil parish in Warwickshire. The town is located 3 miles away from the M40 motorway which provides links with Birmingham and London. It is also served by the A46 which connects it to Coventry and Stratford upon Avon. Leamington Spa railway station provides regular services to London Marylebone and Birmingham Snow Hill. The subject property is located fronting Clarendon Place which is on the edge of the main retail/leisure area within Leamington Spa.

Description

The subject property is located fronting Clarendon Place which is on the edge of the main retail / leisure area within Leamington Spa. The property is a semi-detached former regency building constructed in the 1800s arranged over basement, ground, first, second and third floor. The property has been rendered and has timber framed single glazed windows and a pitch tiled roof. The property provides storage at basement and office accommodation over ground, first, second and third floors. The property will be sold with vacant possession.



Accommodation

Area	Sq Ft	Sq M
Basement	606	56.3
Ground	584	54.25
First	580	53.88
Second	580	53.88
Third	580	53.88
Total	2,929	272.1

Tenure

Sale of the Freehold title WK377948

EPC

EPC Rating E

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

Further information available upon request.

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.



Tom Bromwich

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

02476308 901
07718 037 150
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Caine Gilchrist

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

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