

**BASEMENT OFFICES
VIVIAN HOUSE
MARKET STREET
SOUTHAM
CV47 0HF**



TO LET: £8,500 PER ANNUM

DESCRIPTION

From the communal hallway private stairs lead down to

Reception hall having light point to ceiling, understairs cupboard, glazed door to

Office One 4m x 4.98m having exposed beams and light point to ceiling, single glazed window to front elevation, double panelled radiator, original range cooker.

From the hallway there are double opening glazed doors to

Office Two 3.6m x 3.3m having exposed beams and light points to ceiling, double panelled radiator, a further glazed door to

Office Three 3.93m x 3.42m having light point and exposed beams to ceiling, window to front elevation, double panelled radiator, feature range cooker and pump handle,

From the hallway is a door through to

Kitchen/Staff Room 3.2m x 2.9m having light point to ceiling, emergency door to rear elevation, stainless steel single bowl, single drainer sink with mixer taps over and storage cupboard beneath and counter.

From the communal hallway to the first floor there are shared toilet facilities.



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General Information:

- Tenure:** The property is available on a leasehold basis.
- Services:** We are advised that mains water, electricity, gas and drainage are connected to the property.
- Deposit:** Three months.
- Service Charge:** £3155.00 per annum (2024)
- Sinking Fund:** £400 per annum (2024)
- Rates:** Rates Payable: £6,100 1st April 2023 to present.
- Legal Costs:** Each party will be responsible for their own legal fees.
- Viewing:** By prior arrangement with Hawkesford Commercial Department – 01926 438129
- Special Note** All electrical appliances mentioned within these particulars have not been tested. All measurements believed to be accurate to within eight centimetres/three inches.
- Photographs** Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

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Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates. Telephone 01926 438124 or email surveys@hawkesford.co.uk

Residential Sales Department

Hawkesford prides itself in its experienced and dedicated staff with good local knowledge offering a comprehensive, professional first-class service to Vendors and Purchasers alike. We are involved in the sales of all types of property, from town centre apartments to country mansions, selling by both private treaty and by auction.

Please call or email the sales office for a Free No Obligation valuation for sale. 01926 430553 or leamington@hawkesford.co.uk

Commercial Management Department:

For all enquiries regarding rental of property, or the management of rented property, please contact Sunny Rustage on 01926 438123 or email: sunny@hawkesford.co.uk

Residential Rental Department:

For all enquiries regarding residential rental of property, or the management of residential rented property, please contact our Lettings department 01926 438123, or email: lettings@hawkesford.co.uk

Financial Services:

For mortgage advice, please contact this office on 01926 430553 and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

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