



distinctly different

Residential  
New Homes  
Lettings  
Commercial

## CLARENDON AVENUE LEAMINGTON SPA CV32 5PL



**RETAIL PREMISES WITH BASEMENT ACCOMMODATION**

**RENT: £12,000 PLUS VAT = £14,400 PER ANNUM**

[www.hawkesford.co.uk](http://www.hawkesford.co.uk) t: 01926 438129 f: 01926 438127 e: [commercial@hawkesford.co.uk](mailto:commercial@hawkesford.co.uk)

## DESCRIPTION

Retail unit offering a prominent position on Clarendon Avenue and having a return frontage to Tavistock Street close to the Parade and having good levels of passing traffic.

The accommodation comprises:

**Retail area:** 7.1m x 4.24m having part panelled walls, recess spotlights to ceiling and two electric heaters, door through to ....

**Rear lobby and storage area** 3.2m x 1.1m from the lobby stairs lead down to the

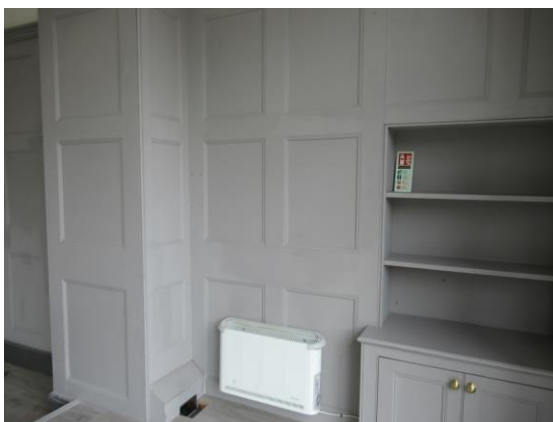
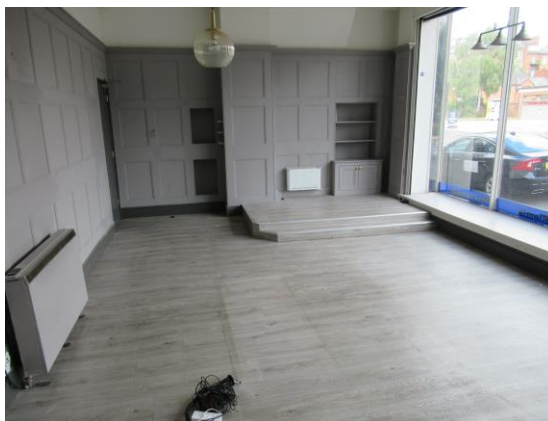
**Basement** accommodation and there is a kitchenette having a sink with base units beneath and a tiled splashback

Separate **cloakroom** having low level flush W.C. and pedestal wash hand basin.

**Room one** 3.5m x 3.5m having recess spotlights to ceiling, part panelled walls, wall mounted electric heater, wash hand basin with tile splashback, door through to

**Room two** 2.9m x 2.8 having recessed lights to ceiling, wall mounted electric heater and wash hand basin with tile splashback, door through to further

**Storage area** 2.6m x 1.27m.



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**General Information:**

<b>Tenure:</b>	The property is available on a leasehold basis.
<b>Services:</b>	We are advised that mains water, electricity, gas and drainage are connected to the property.
<b>Deposit:</b>	£3,600 inc VAT
<b>Service Charge:</b>	£350 paid quarterly in advance
<b>Insurance:</b>	There will be an insurance contribution due.
<b>Rates:</b>	<b>Rateable Value:</b> £34,500 <b>Rates Payable:</b> £ 17,215.50 for the year 2024/25. Small business rates relief can be applied for.
<b>Legal Costs:</b>	Each party will be responsible for their own legal fees.
<b>Viewing:</b>	By prior arrangement with Hawkesford Commercial Department – 01926 438129
<b>Special Note</b>	All electrical appliances mentioned within these particulars have not been tested. All measurements believed to be accurate to within eight centimetres/three inches.
<b>Photographs</b>	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. JMH/SP

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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](mailto: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](mailto: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](mailto: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](mailto: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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