

**BEDFORD STREET
LEAMINGTON SPA
CV32 5DN**



**A WELL PRESENTED RETAIL UNIT LOCATED DIRECTLY
OPPOSITE BEDFORD STREET CAR PARK**

TO LET: £15,000 P.A.

DESCRIPTION

The front of the unit is fully glazed with door giving access into the

Retail area 5.2m x 3.6m having wall mounted heater above front door, 4 ceiling mounted spotlights

Rear section 3m x 2.5m having two spotlights to ceiling

Small kitchen area having a stainless steel circular bowl inset into work surface with tile splashback and three cupboards below, one incorporating a water heater and a further matching wall mounted unit

W.C. having light point to ceiling, low level flush W.C., wash hand basin with tile splashback

From the retail area there is a small understairs storage cupboard and door to rear elevation.

Total internal floor area: 30m²



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VAT No: 545 2383 44

General Information:

Tenure:	The property is available on a leasehold basis
Services:	We are advised that mains water, electricity and drainage are connected to the property.
Deposit:	Three months' rent.
Rates:	Rateable Value: £6,600
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.

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.

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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:

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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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