

TO LET - TOWN CENTRE RETAIL UNIT

19 Market Hill, Southam, CV47 0HF

An exciting opportunity to let a retail premises situated on the prime retail pitch of the busy market town of Southam.

- Parking directly outside
- Prominent location off the High Street
- Leasehold interest available immediately
- Quoting rent of £12,000 per annum (£1,000 per month) excl VAT
- Total net internal area of 61.81 sq m (665.31 sq ft)



DOBSON
GREY



December 2020

TO LET

1 Alscot Studios, Alscot Park
Atherstone on Stour
Stratford upon Avon
CV37 8BL

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LOCATION

The property is well located on Market Hill, set back from the main retail parade that leads from the High Street, running through the centre of the market town of Southam. Park Lane Recreation Ground, Southam Library and Information Centre are within close proximity as well as a vibrant mix of shops and cafes.

There is on street parking outside the property as well as further parking available on High Street and on the surrounding streets. There is also a Local Authority car park located on Wood Street nearby. There is a bus route on Market Hill that offers services every hour from Southam to Stratford upon Avon / Leamington Spa calling at most villages in between. The nearest train station is Leamington Spa, situated on the Chiltern Railway line with regular trains to London (90 minutes), Birmingham (40 minutes). The station is approximately 7.3 miles from the property.

DESCRIPTION

The property comprises a mid-terraced principally Victorian period premises with commercial accommodation on the ground floor comprising a sales and waiting area, WC and store accessed via a communal corridor to the ground floor. The first floor offers further retail accommodation comprising a large open plan corridor leading to three separate rooms that are well suited for use as office / storage / break-out areas. The property extends to the following floor areas on a Net Internal Floor Area basis:

Accommodation	Sq M	Sq Ft
Ground Floor	39.31	423.08
First Floor	22.50	242.23
Grand Total	61.81	665.31

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition.



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SUBJECT TO CONTRACT

- Particulars; these particulars are not an offer or contract, nor part of one. You should not rely on statements by Dobson-Grey Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Dobson-Grey Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- Photos, Measurements etc.: The photographs refer to elements/parts of the property as they appeared at the time the photographs were taken. Areas, measurements and distances given are approximate only and should not be relied upon. If such details are fundamental etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection and make their own enquiries with the necessary authorities that these matters have been properly dealt with and that all information is correct.
- VAT: VAT position relating to the property may change without notice. All prices quoted are exclusive of VAT.
- The vendor reserves the right not to accept the highest, or any offer made. Whilst we endeavour to make our particulars accurate and reliable, if there are any points which are of particular importance to you, please contact Dobson-Grey Ltd and we will be pleased to check the information with the Seller(s)/Lessor(s), particularly if you are travelling some distance to view the property.

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GENERAL INFORMATION

Services and Outgoings

Available on a full repairing and insuring lease. Tenant is responsible for services such as lighting, heating, water, phone and broadband. Tenant is responsible for all other outgoings including contents Insurance. Buildings insurance to be paid by landlord and reimbursed by tenant.

Business Rates

We understand that business rates are not payable for this property due to the rateable value (£7,200 - April 2017) being under the threshold of business rates exemption.

Tenure

The property is available on flexible lease terms at a rent of £12,000 per annum (£1,000 per month) excl VAT.

Legal Costs

Each party to be responsible for their own legal costs.

Planning

We understand that the premises has planning permission for A1 General Retail Use. Alternative uses would require a planning consent. Interested parties are advised to make any such enquiries of the Local Planning Authority, Stratford-upon-Avon District Council.

EPC

An Energy Performance Certificate is available upon request.

Viewings

To arrange a viewing or discuss the property, please contact either Ed Abrams or Justine Holt on 01789 298006 or email eabrams@dobson-grey.co.uk or jholt@dobson-grey.co.uk



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