

INVESTMENT PROPERTY FOR SALE

Lock up retail Chemist with two independent one and two bedroomed flats
over let on periodic tenancies

**6/7 Market Corner
Tachbrook Street
Leamington Spa
CV31 3BH**



Current Income £21,250 pa

- Located within a parade of local shops on the corner of Tachbrook Road and Market Corner

FREEHOLD GUIDE PRICE £350,000

VIEWING: Strictly by prior arrangement through Reeves & Partners.

IMPORTANT NOTICE

PROPERTY MISDESCRIPTIONS ACT 1991

All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
2. Information on tenure or tenancies has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their solicitors.
3. Information on rating assessments and planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease.
4. All information on the availability of mains services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations, including apparatus, fixture and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.
5. All Prices and rents are quoted exclusive of VAT unless expressly stated to the contrary,

N.B. Please note that these particulars are issued in good faith but without responsibility. See statement below.

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LOCATION

The property is located to the south of the town centre within a high density residential area and close to the principal industrial and commercial areas to the south of Queensway.

Situated at the junction of Tachbrook Road and Market Corner, the premises form part of a parade of local community shops with residential flats over.

DESCRIPTION

A double fronted three storey property, within a parade of similar units and comprising retail shop with independent stairs access to a two bedroomed first floor flat and a single bedroomed top floor flat. Double bay windows to first floor elevation and UPVC double glazing.

ACCOMMODATION

	sq m	sq ft
Retail Shop 9.27m (30'5) x 7.59m (24'11) Side store Rear lobby Toilet	28 23	
Net Internal Area	67.8	730
First Floor Flat 2 bedroomed Kitchen Bathroom		
Gross Internal Area	55.9	602
Second Floor Flat 1 bedroom Kitchen Bathroom		
Gross Internal Area	55.9	602

TENURE

Freehold.

TENANCIES

Shop 6/7 Market Corner	Let to Braich Ltd for 10 year term expiring 23/06/2024. Current rental £8,250 pa.
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Flat 1 (Second Floor)	£550 pcm
Flat 2 (First Floor)	£530 pcm

RATING ASSESSMENT

No 6/7	RV £5,000
Flats Council Tax: Flat 1 Flat 2	B B

The current UBR (2018-2019) is 49.3p in the pound.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

Not applicable to the sale.

EPCs

Flat 1: C, 69

Flat 2: E, 41

Retail Shop: E, 108

