

**FOR SALE
FREEHOLD INVESTMENT OPPORTUNITY**

**Prominent Georgian Building
Comprising
Offices / Dentist Practice over
Lower Ground, Ground & First Floors
With independently Let Upper Floor Flat**

**VIVIAN HOUSE
21 MARKET HILL
SOUTHAM
WARWICKSHIRE
CV47 0HF**



**Current Income £19,640 per annum
(The Lower Ground Floor is currently let rent free but tenant is
responsible for service charge and sinking fund payment)**

GUIDE PRICE £300,000

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

Southam is an attractive market town located approximately 8 miles to the east of Leamington Spa and 10 miles west of Daventry. Other centres, including Coventry (12 miles) and Banbury (13 miles) are also within easy travelling distance. Junction 12 of the M40 is within 5 miles and Junction 16 of the M1 is approximately 17 miles.

The town centre is focused upon High Street and Market Hill, with a mix of commercial, retail and leisure uses, whilst the main industrial area is located immediately to the south of the town. Originally comprising the Kington Industrial Estate, this area has now expanded considerably providing further employment opportunities within the town.

Vivian House stands prominently at the junction of Market Hill with Park Lane, with public car parking to the forecourt area. The Church yard is to the rear. The building is Listed and stands within a conservation area.

DESCRIPTION

This prominent Listed Georgian building with cream painted, cement rendered elevations with a pitched tiled roof provides office and Dentist accommodation at lower ground, ground and first floor level, with an independent top floor flat currently let by way of an Assured Shorthold Tenancy. Communal hall, stairs and landings run through the centre of the building, with access from Park Lane. A further elegant entrance faces Market Hill and provides access to the front ground floor offices.

The ground and first floors are let to a Dentist Practice and the top floor 2 bedroomed flat under an Assured Shorthold Tenancy. The lower ground floor is occupied by a Charity and is not currently income producing but the tenant pays outgoings.

The building has attractive period features and is well appointed with gas central heating boilers for the individual floors and good toilet and kitchen facilities.

ACCOMMODATION

The accommodation comprises as follows:-

| | sq m | sq ft |
|--|-------------|------------|
| Lower Ground Floor Access from ground floor entrance hall with WC and separate urinal. | | |
| Offices 3 rooms and kitchen | | |
| Front 1 5.54m x 3.99m | 22.1 | 238 |
| Front 2 3.96m x 3.84m | 15.2 | 164 |
| Inner Office 3.61m x 3.30m | 11.9 | 128 |
| Kitchen 3.38m x 3.30m | 11.2 | 121 |
| Total Lower Ground Floor Area | 60.4 | 651 |
| Ground Floor: Communal entrance hall with door to basement and stairs to upper floors. Communal and individual toilets. Gas boiler for central heating to ground floor | | |
| Surgery 4.22m x 5.41m | 22.8 | 245 |
| Reception 4.24m x 3.91m | 16.6 | 179 |
| Lobby with rooms off and | | |
| Toilet 2.78m x 3.58m | 10.0 | 108 |
| Total Ground Floor Area | 49.4 | 532 |
| First Floor: Landing. Stairs to second floor flat. | | |
| Surgery 3.55m x 3.88m | 13.8 | 149 |
| Toilet | | |
| Kitchen 3.57m x 2.16m | 7.7 | 83 |
| Side Room 4.11m x 4.32m | 17.8 | 192 |
| Front Room divided into three sections | | |
| 4.42m x 4.02m | 17.8 | 192 |
| Lobby and Workroom | | |
| 4.09m x 1.41m | 5.8 | 62 |
| Total First Floor Area | 62.9 | 677 |
| Second Floor Flat: Living Room 5.49m x 4.3m | 23.6 | 254 |
| Fitted Kitchen 3.98m x 2.33m | 9.3 | 100 |
| Bathroom | | |
| 2 Bedrooms 3.53m x 5.53m | 19.5 | 210 |
| 4.2m x 3.78m | 15.9 | 171 |
| GIA | 68.3 | 735 |

SERVICES

All mains services are connected to the building.

TENANCY SCHEDULE

| | | |
|---------------------------------|--|---|
| Ground & First Floor | Dentist Practice – 15 year Lease From 15 December 2017 5 year reviews | Rent - £12,500 pa Service charge - Currently £5,440 pa 60% of total |
| Lower Ground Floor | Southam Heritage Collection 31/07/17 – 31/12/21 Break options | Rent - Nil Service Charge - Currently £2,280 pa 30% of total |
| Top Floor Flat | Assured Shorthold Tenancy 12 months from 28/09/2017 – unfurnished (£595 pcm) | Rent - £7,140 pa Service charge - £960 pa (payable by landlord) |

SINKING FUND

The sinking fund is currently £1,000 per annum split on the same proportions as the service charge. The exterior of the property has just been redecorated funded by the sinking fund.

RATING ASSESSMENT

| | | |
|---------------------------------|----------------|---------|
| Lower Ground Floor | Rateable Value | £4,850 |
| Ground & First Floor | Rateable Value | £11,250 |
| Council Tax Band | B | |

EPC

The building is Listed and therefore exempt.

Flat 1 – E=40

VIEWING

Strictly by prior arrangement through Reeves & Partners.

