

21B George Street

Leamington Spa, CV31 1HA

SHEPHERD
COMMERCIAL



FOR SALE

280 SQ FT
(26.01 SQ M)

A 107sqft retail post with 173sqft cellar and self contained W.C surmounted by three flats - producing peppercorn rents.

- Vacant Retail
- Freehold
- Storage Cellar
- Excellent Location
- Investor Opportunity

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Summary

Available Size	280 sq ft / 26.01 sq m
Service Charge	N/A
EPC	D

Description

21B George Street, Leamington Spa is a two-storey mid-terraced building comprised of a single retail unit and three surmounting flats. All three flats have been sold on long leaseholds of 99 years, each producing peppercorn rents and a small service charge budget for communal repairs. The vacant ground-floor retail unit has been occupied by Classic Train and Motor Bus Ltd - who will vacate on sale.

The retail is comprised of a counter, overhead storage and a cellar with self contained toilet and kitchen along with 173sqft of stores.

Location

21B George Street is situated in a well-established residential area just south of Leamington Spa town centre, within walking distance of a wide range of local amenities, shops, and public transport links. The property benefits from excellent connectivity, with Leamington Spa Railway Station located approximately 0.5 miles away, providing direct services to London and Birmingham, and easy access to the A452 and M40 motorway.

The surrounding area is predominantly residential, popular with professionals and families, and offers a convenient and well-connected setting close to the town's key commercial and leisure facilities.

Specification

- Gas supply in cellar
- Small service charge budget covers communal repairs and insurance
- Rendered in 2015
- All tenants on individual metres

Viewings

Strictly by appointment with Shepherd Commercial

Terms

The freehold title and interest of the property is to be sold as a vacant ground-floor retail unit and three surmounting flats - each sold on long leaseholds of 99 years, and producing peppercorn rents.



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