

The Manor House
1 Market Hill
Southam
CV47 0HE

ehB
Reeves

ehB Reeves

Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

tel: 01926 888181
email: info@ehbreeves.com

www.ehbreeves.com



Interested in
this property?

Contact

Simon Hain

01926 695365
simon@ehbreeves.com

Town Centre shop To Let

- Town Centre Retail Unit of 1,257 sq.ft.
- Impressive Grade II Listed Building
- New Flexible Lease
- One On Site Car Parking Space
- Rent £19,500 per annum
- Available Now



Location

Market Hill lies at the centre of the market town of Southam. This is a busy retailing location boasting a mixture of retail, restaurant and local services. The area has undergone considerable redevelopment in recent years with the construction of a new library very close by. The Manor House sits at the corner of Market Hill and Daventry Street and is identified on the attached street map.

Description & Accommodation

The Manor House, 1 Market Hill has traded as a retail unit for a great many years as the town's principle pharmacy.

The building is believed to have dated back to the mid to late 16th Century. Having undergone a major external restoration programme the building boasts a complex scheme of decorative timber framing. The building is constructed of stone and an impressive oak frame and is surmounted by a clay tiled roof. Fronting Market Hill the accommodation provides display windows and at the side and rear there is on site car parking and a bin storage area.

The accommodation is laid out with retail accommodation with ancillary storage at ground floor with further stores or office at first floor with ancillary WC's on both levels.

The accommodation in greater detail comprises the following:-

Potential Ground Floor Retail Area 1,257 sq.ft.

Rear Stores 159 sq.ft.

First Floor Storage 165 sq.ft.

WC facilities at both ground and first floors.

Display Frontage 11.3m

Overall Shop Depth 14.09m

Outside

To the side and rear of the building is an enclosed courtyard area providing car parking and bin storage as well as rear access to the shop unit.

GENERAL INFORMATION

Services

All mains services are connected

Planning

A1 (retail)

Tenure

The property is available on a new lease for a term to be negotiated subject to internal repairing and insuring terms.

Rent

£19,500 per annum (exclusive) payable quarterly in advance.

Rates

The rateable value for the current year 2018/2019 is £15,250.

Service Charge

A service charge will be levied to cover a fair proportion of costs relating to external maintenance.

EPC

This is a Listed building no EPC is required.

Legal Costs

Each party will be responsible for their own legal costs.

Viewing

Strictly by appointment through the sole letting agents.

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Internal Image of Shop



Image of Rear Retail Area



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