

Lansdowne Hotel, 87-89 Clarendon Street, Leamington Spa, Warwickshire, CV32 4PF

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

£48,000 Per Annum
£950,000

- Strictly by appointment with the sole agent 024 7622 8111 (Option 2).
- 8 En-Suite Bedrooms
- On-Site and Permit Parking On Street
- Prominent Town Centre Grade II Building
- Managers Accommodation
- Suitable For Other Uses (STPP)

The long-established hotel comprises a substantial period property with painted render façade, private car park and a range of guest amenities. It offers a fantastic opportunity for a new occupier to secure any necessary planning consent for another commercial use or conversion to residential.

Location
The Lansdowne Hotel is located at the junction of Clarendon Street, Warwick Street and Willes Road, a short walk from Royal Priors Shopping Centre, Jephson Gardens and a host of other retail and leisure facilities. The train station provides services to Birmingham International Airport, Birmingham, London and beyond.

Description
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NUMBER 87 GROUND FLOOR
Enclosed porch leading to entrance hall, office/reception, lounge, dining room, kitchen, laundry room and two toilets. En-suite bedroom. Two doors lead to the car park.

BASEMENT
Manager's bedroom, bathroom and boiler room.

FIRST FLOOR
Five en-suite bedrooms.

SECOND FLOOR
2 ensuite bedrooms and 2 non-ensuite bedrooms

OUTSIDE
Private car park with four spaces. On street permits are available and the number is subject to negotiation and varies based on the use of the property

Accommodation

Ground Floor	105.92 SQ M	1,140 SQ FT
Basement	33.83 SQ M	364 SQ FT
First Floor	84.21 SQ M	906 SQ FT
Second Floor	62.4 SQ M	672 SQ FT
Total	**286.37 SQ M**	**3,083 SQ FT**

Services
All mains services are connected. There is a gas fired boiler providing central heating via hot water radiators.

Business Rates
The current Rateable Value is £15,700.

Energy Performance Certificate
Rating 85D valid until 14th October 2031 for 87-89 Clarendon Street.

Planning
The Hotel use falls within Class C1

Tenure
The property is available on a new lease for 10 years at a rent of £48,000 per annum exclusive with a rent review on the fifth anniversary. The tenant will be responsible for all repairs and decorations. The lease will exclude sections 24 to 28 of The Landlord and Tenant Act 1954. A sale will be considered at a price to be agreed.
Offers invited in the region of £950,000 assuming vacant possession.

VAT
This will not be payable on the sale price.

Viewing
Strictly by appointment with the sole agent 024 7622 8111 (Option 2).

Important Information
We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.






NEW YORK



Plan



Total area: approx. 286.4 sq. metres (3082.6 sq. feet)

Please note: Any measurements displayed are to be used as a guide only. Plan created by Coventry Property Surveys LTD Tel: 024 7629 1555
Plan produced using PlanUp.

For further information please email commercial@sheldonbosleyknight.co.uk