


BROMWICH HARDY
024 7630 8900
www.bromwichhardy.com

## OXFORD STREET, SOUTHAM, CV47 1NS

To Rent: £17 per sq ft  10,236 sq ft (950.96 sq m)

## Description

The property comprises a substantial standalone structure positioned on a prominent plot within an established urban setting, featuring a broad frontage a generous site layout, the property offers strong presence and good footfall.

The building sits on an extensive parcel of land, providing scope for reconfiguration, subject to the necessary consents. Its surrounding context is a mix of residential and supporting town-centre uses, enhancing the long-term potential of the site.

## Summary

- 76 Car parking spaces (lined) with additional un-lined spaces
- Popular market town location
- Prominent location
- Future redevelopment potential of site, subject to contract
- Site area of 0.42 Hectares (1.04 Acres)






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## Location

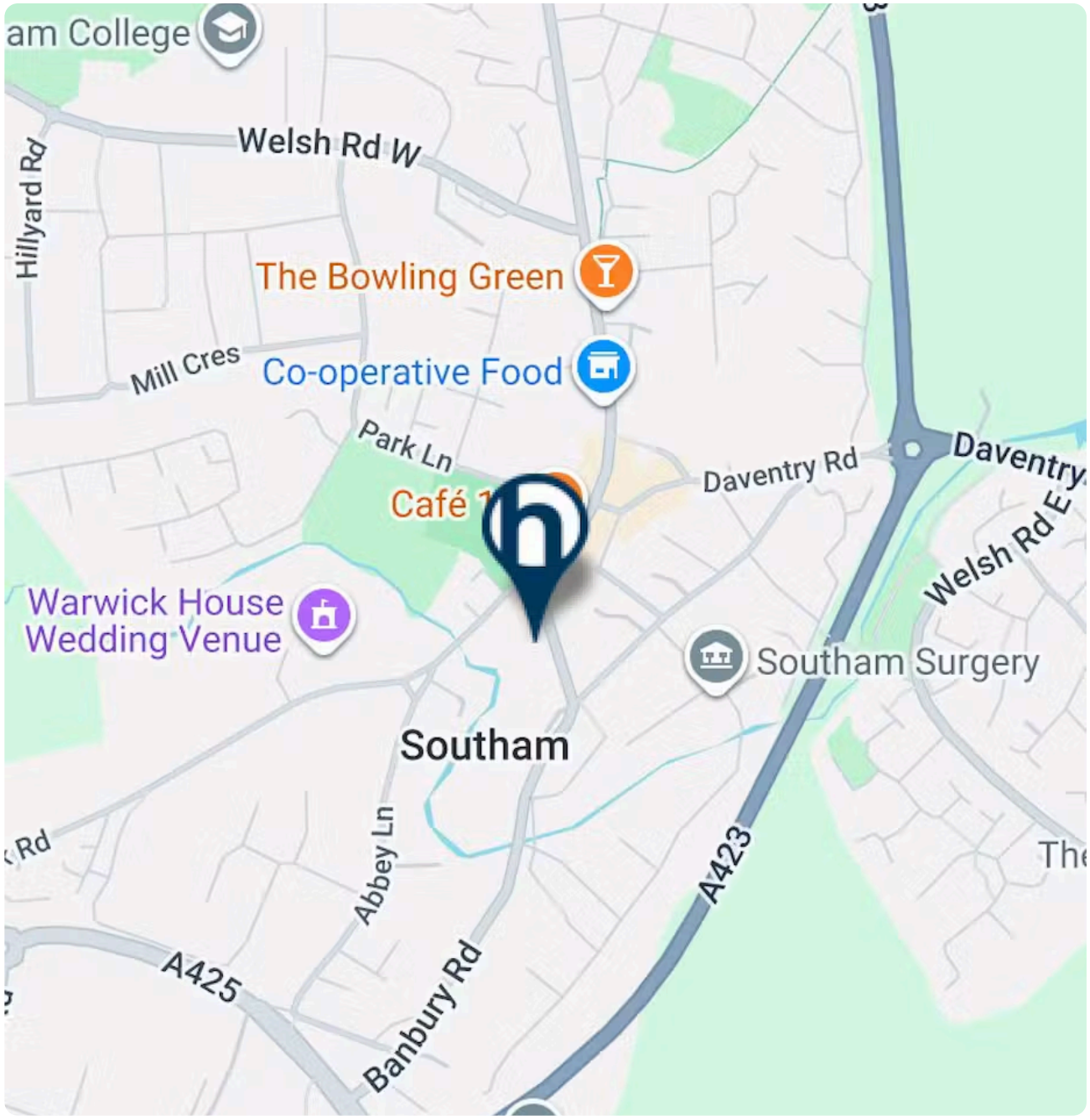
Southam is an affluent and well connected market town located approximately 7 miles east of Leamington Spa, and is a local catchment area for Jaguar Land Rover & Aston Martin employees, with many living & shopping locally in the area.

The town benefits from excellent transport links, with the A423 and A425 providing convenient access to Junction 11 of the M40 and the M45.

14 Minutes / 6.5 Miles from J12 M40
Direct route from J11 to the South also available

The property occupies a prominent position on the east side of Oxford Street, right in the heart of the town centre, serving a wide surrounding residential catchment.

The immediate area is predominantly residential, with established amenities close by, including a Lloyds Bank and a Co-op convenience store just a short walk away.

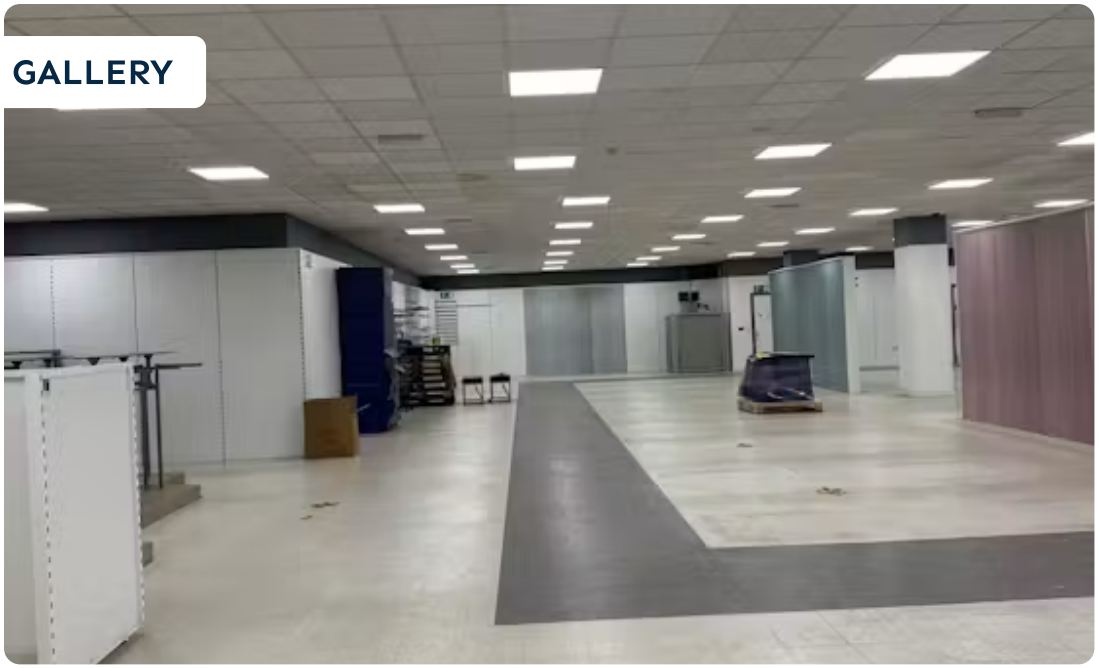



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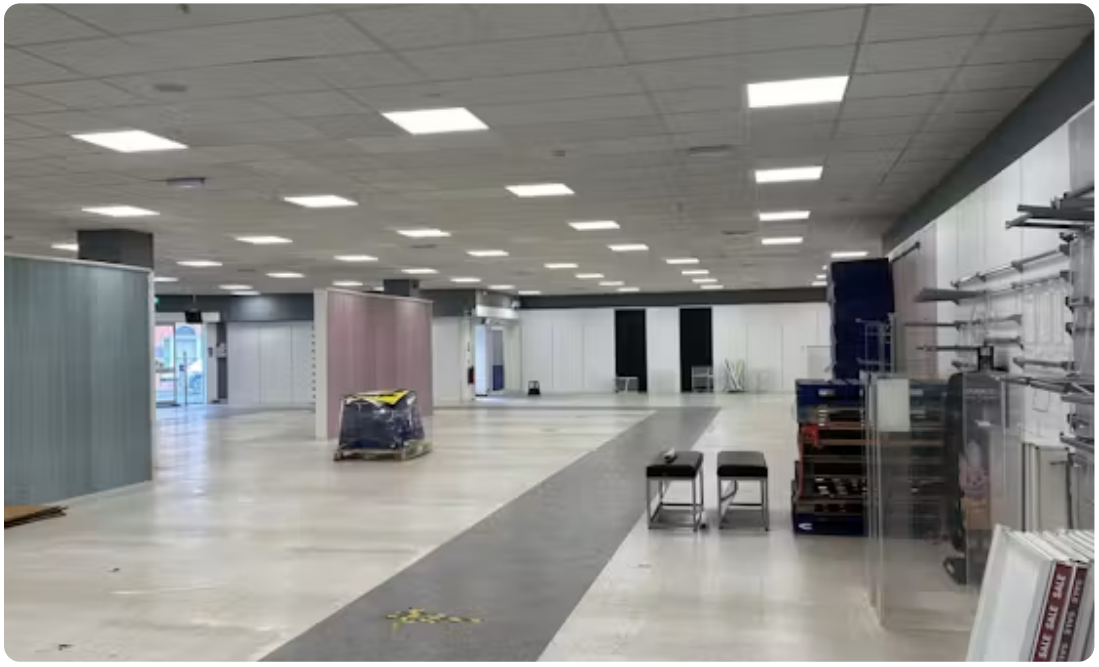
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## GALLERY









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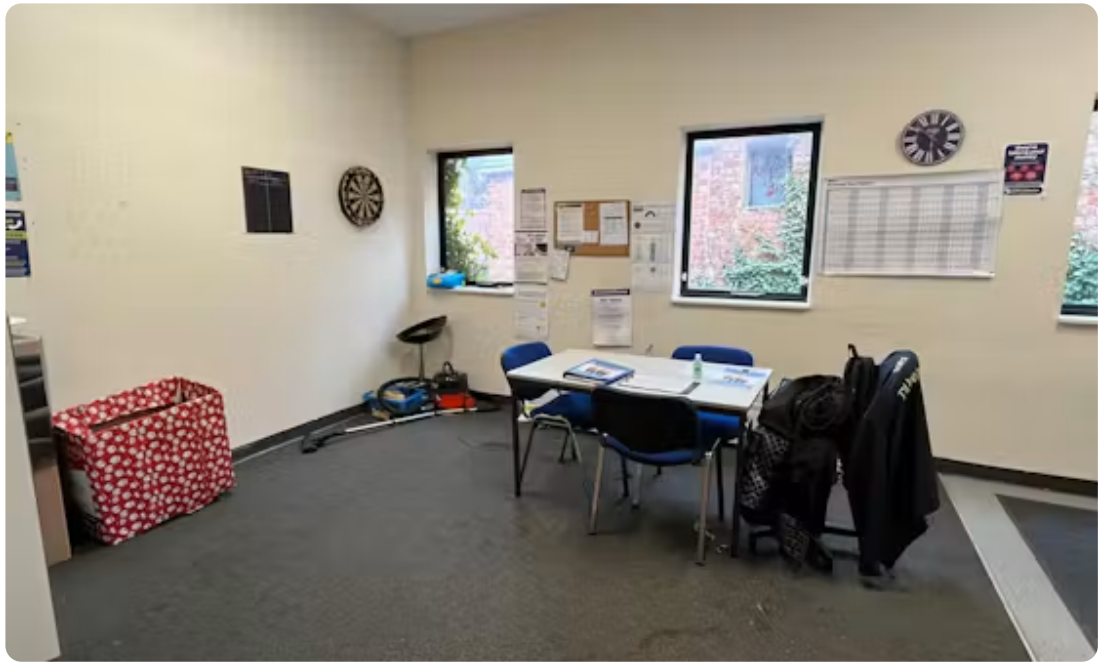
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## TERMS

To be agreed

## VAT

VAT is applicable.

## RENT

£17 per sq ft

## ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

## VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

## CONTACT




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