

23-25 WATERLOO PLACE, LEAMINGTON SPA CV32 5LA



Description

The property is situated in Waterloo Place which forms part of the town's main office core and is within 200 yards of The Parade, Leamington Spa's main retail thoroughfare. The property comprises two interlinked terraced office buildings within an attractive regency terrace.

Tenancies

The property is let to Summersault Communications Ltd on a 10 year full repairing and insuring lease from 19 September 2008 expiring on 18 September 2018. The passing rent is £88,607 per annum (£12.87 per sq ft Zone A). The rent is subject to review every five years on an upward only basis. There is a tenant only break option on 19 September 2013 subject to nine months written notice.

Tenure

Freehold.

Price

£1,040,000

Yield

8.05%

Transaction

Sale on behalf of a Charitable Trust.