



distinctly different

Residential  
New Homes  
Lettings  
Commercial

**FOR SALE**

**26 QUEEN STREET  
CUBBINGTON  
CV32 7NA**

**SUBSTANTIAL COMMERCIAL PREMISES  
OF APPROXIMATELY 300.9m<sup>2</sup>/3238.7ft<sup>2</sup>  
IN THE HEART OF THE VILLAGE  
OFFERING SCOPE FOR  
REDEVELOPMENT SUBJECT TO THE NECESSARY PLANNING  
PERMISSIONS AND CONSENTS**



**GUIDE PRICE OF £350,000**

## DESCRIPTION

The property in detail comprises:

Front door gives access to the reception area 8.39m x 5.5m housing a number of LED lights to ceiling, UPVC double glazed window to front elevation, two double panelled radiators, storage cupboard with hanging rail, access to loft void

**Meeting room** 5.5m x 3.74m having LED lights to ceiling, opaque double glazed windows to front and side elevation, double panelled radiator

**Lobby area** 4.2m x 4.4m having fluorescent light tubes to ceiling, double panelled radiator

**Office** 4.3m x 2.68m having access to loft void and fluorescent light tube to ceiling, double glazed window to side elevation and double panelled radiator

**Staff room/kitchen** 4.8m x 4.2m maximum measurements having Velux window and fluorescent light tube to ceiling, double panelled radiator, stainless steel single bowl, single drainer and sink set into work surfaces with storage cupboard beneath, run of work surface having space for under counter fridge/freezer, floor and wall mounted units, wooden floor covering

**Office** 8.1m x 4.32m having significant roof lantern to ceiling, two double panelled radiators, air conditioning unit, door through to ....

**Office** 8.4m x 8.1m maximum measurements to include server room having fluorescent light points to ceiling, three windows to rear elevation, three double panelled radiators, two air conditioning units, server room having air conditioning unit

**Stock room** 8m x 3.7m maximum measurements having fluorescent light points to ceiling, opaque windows to side elevation, double panelled radiator and access to toilet area having

One **cloakroom** having light points to ceiling, window to side elevation, low level flush W.C., pedestal wash hand basin, single panel radiator

**Lobby** area having wall mounted gas fired combination boiler and giving access to toilets having light point to ceiling, window to side elevation, low level flush W.C., wash hand basin and single panel radiator.

From the **storeroom** double opening doors gives access to the side of the property which is covered and has a door to front elevation and provides access to the first floor office or apartment, having stairs up to

**First floor landing** which has UPVC double glazed windows overlooking the rear elevation and door giving access onto Astroturf roof garden, door to reception hall having two light points to and a roof light to ceiling

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**Living room** 4.6m x 3.6m having fluorescent light points to ceiling, UPVC double glazed window to rear elevation, double panelled radiator and air conditioning unit

**Kitchen** 3.4m x 2.7m having fluorescent light points to ceiling, double glazed window to side elevation, storage cupboard, housing a wall mounted gas fired combination boiler and kitchen units to comprise five base units and two matching wall mounted units, single panelled radiator, space for free standing fridge/freezer and tiled floor

**Bedroom/office** 3.55m x 2.63 having light point to ceiling, window to front elevation, single panel radiator

**Bedroom/office** 3.7m x 3.2m having light point to ceiling, double glazed window to side elevation, double panelled radiator

**Cloakroom** 2.2m x 2m having light point to ceiling, sky light and two cubicles with low level flush W.C. and there is a pedestal wash hand basin.



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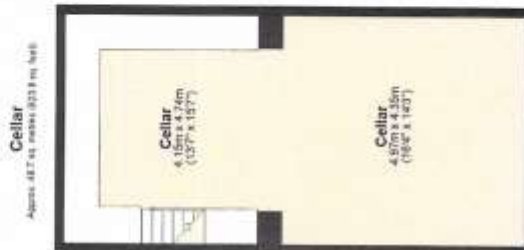




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**General Information:**

<b>Tenure:</b>	The property is available on a Freehold basis
<b>Services:</b>	We are advised that mains water, electricity, gas and drainage are connected to the property. There is a three-phase electricity supply.
<b>EPC Rating:</b>	E114
<b>Alarms:</b>	Fire alarm system and Burglar alarm system
<b>The property has:</b>	Solar panels, Air conditioning, Central heating
<b>Broadband:</b>	We are informed that there is a dedicated fibre optic broadband connection to the property
<b>Planning:</b>	The property is occupied for use in its current set up with a personal planning permission, an application has been made in order to lift the personal permission and the property offers scope for re-development subject to the necessary planning permissions and consents.
<b>Rates:</b>	Rateable Value: £15,000 per annum
<b>Legal Costs:</b>	Each party will be responsible for their own legal fees.
<b>Viewing:</b>	By prior arrangement with Hawkesford Commercial Department – 01926 438129
<b>Special Note</b>	All electrical appliances mentioned within these particulars have not been tested. All measurements believed to be accurate to within eight centimetres/three inches.
<b>Photographs</b>	Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer. JMH/SP

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## Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates. Telephone 01926 438124.

## Management Department:

For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on 01926 438123

## Financial Services:

For mortgage advice, please contact this office on 01926 430553 and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

## Residential Sales Department

Hawkesford prides itself in its experienced and dedicated staff with good local knowledge offering a comprehensive, professional first class service to Vendors and Purchasers alike. We are involved in the sales of all types of property, from town centre apartments to country mansions, selling by both private treaty and by auction.

Please call or email the sales office for a Free No Obligation valuation for sale. 01926 430553 or [leamington@hawkesford.co.uk](mailto:leamington@hawkesford.co.uk)

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