



SHEPHERD
COMMERCIAL

St. Andrews House, Southam Road, Leamington Spa, CV31 1TF

A 1,620sqft former church hall office accommodation with extensive parking - set within a 0.3 acre site

Summary

Tenure	For Sale
Available Size	1,620 sq ft / 150.50 sq m
Price	£495,000
Business Rates	N/A
EPC Rating	G

Key Points

- Prominent corner position
- 20 Car parking spaces
- Open-plan
- Central heating
- Scope for F1 and D1 use classes
- Low site coverage
- Dedicated server room
- Residential setting

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DESCRIPTION

St Andrew's House, Southam Road, Radford Semele is a 1,620sqft open-plan single-storey red-brick built former village hall surmounted by pitch slate roofing and fitted with double-glazed window frames throughout.

The property has a low site coverage, with the predominance of the site being limestone or sandstone gravel providing car parking spaces for circa 20 vehicles with relative ease. The car park is slightly elevated in comparison to the adjacent Hallfields road and occupies a corner plot for oncoming traffic towards the junction.

At the rear of the gravelled car park is a standalone shed, purposed for storage and potentially ancillary space. The site is then backed unto standard residential plots to two sides of its area — and is predominantly within a residential zoning area.

LOCATION

Radford Semele is a village in Warwickshire situated approximately 2.5 miles (4 km) southeast of Leamington Spa and about 6 miles (9.7 km) west of Southam.

Distances to Major Motorway Junctions:

M40 Motorway:

Junction 13 (Bishop's Tachbrook): Approximately 5 miles (8 km) to the southwest.

Junction 14 (Leamington Spa): Approximately 6 miles (9.7 km) to the southwest.

Distances to Major Town Centres:

Leamington Spa: Approximately 2.5 miles (4 km) to the west.

Warwick: Approximately 5 miles (8 km) to the west.

Coventry: Approximately 11 miles (17.7 km) to the north.

Birmingham: Approximately 25 miles (40 km) to the northwest.

VIEWINGS

Strictly by appointment with Shepherd Commercial

TERMS

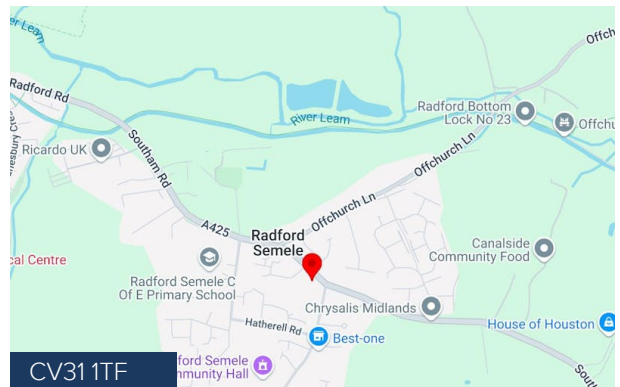
The property is to be offered to the open freehold market for the sum of £495,000.

ACCOMMODATION

Internally, the accommodation is comprised of an open-plan rectangular office, reminiscent of the shape of the former village hall, but with studded walls lined throughout to detail areas/departments for staff. This includes individual meeting rooms, reception and Director's offices to the rear — which leading to the kitchen, W.C facilities and an independent server room.

VIDEO

- VT - <https://tour.giraffe360.com/7177b8f06ebd4209bda498bcb473ea73/?!sf=1>



Viewing & Further Information

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