



To Let

67/67A Parade

Leamington Spa • CV32 4BA

- Extensively Refurbished, Mid-Terraced, 3 Storey Regency Building
- Comprising Retail Unit with ancillary accommodation at First and Second floor
- Available Immediately on New Lease with Vacant Possession
- Great Town Centre Location
- Accommodation Available:
Total: 1,523 Sq Ft (141.49 Sq M)

Rent £49,500 PAX

Location

The property is situated on the Town's prime retailing pitch of The Parade, right in the heart of Leamington Spa town centre

Royal Leamington Spa is an attractive and affluent Spa town located in the heart of Warwickshire, approximately 2 miles east of Warwick, 8 miles South of Coventry and 18 miles southeast of Birmingham.

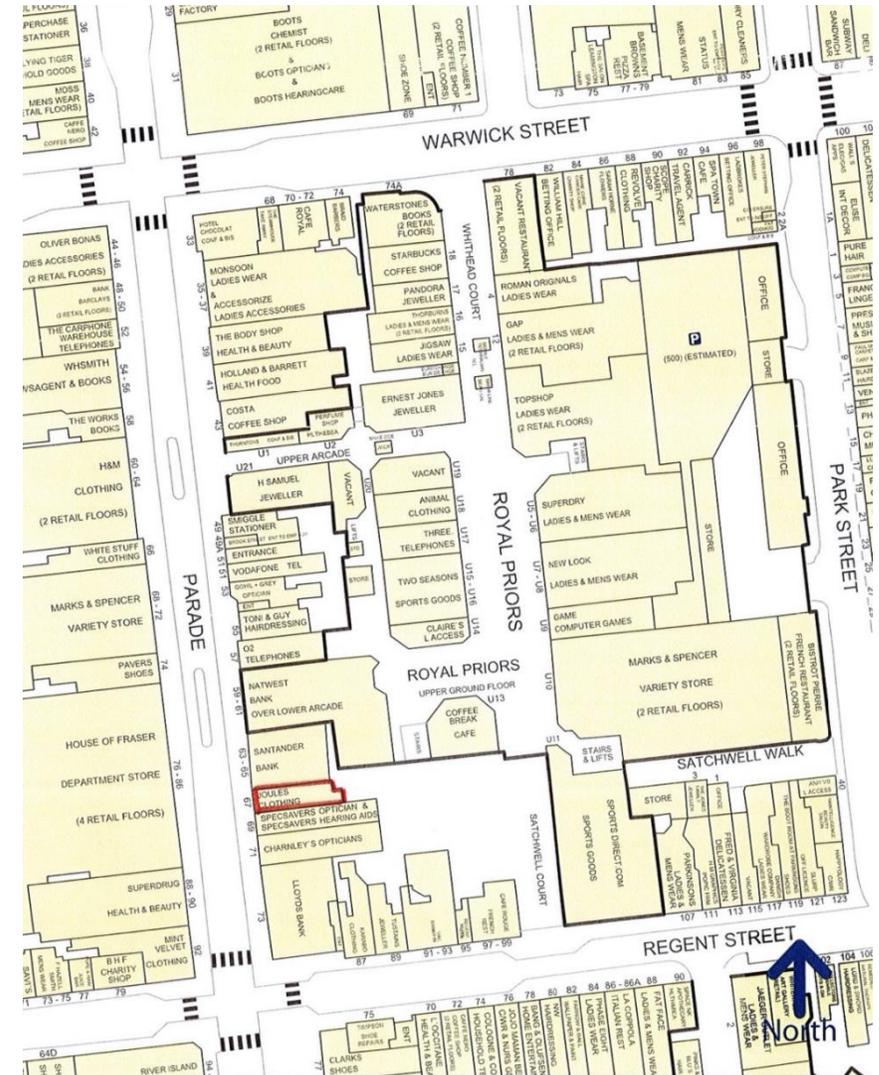
The town provides an attractive retail environment, comprising Regency and Victorian architecture set along wide, boulevard style streets. The town boasts a wide range of major national retailers as well as high end boutique style retailers and strong independent provision for both fashion and speciality shopping.

Notable nearby occupiers include: Café Nero, M&S, O2, Costa Coffee, H&M, Oxfam and Tesco. The property is also a few doors down from the West Entrance of the Royal Priors Shopping Centre.

Description

The properties itself comprises:

- A Grade II Listed, Tree Storey, Self Contained Retail Premises
- Shop Width m x Shop Depth m
- Ground floor – Retail and changing rooms to rear
- First Floor – Office/Further Storage Accommodation
- Second Floor - Office/Tea Point Accommodation & WC
- The unit still has remnants of previous occupier fit-out.
- New A/C heating and cooling system





Accommodation

Floor	Size Sq. Ft.	Size Sq. M.
Ground	845	78.45
First	526	48.87
Second	152	14.21
Total	1,523	141.53

Services

We understand that mains electricity and water are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

We understand that the property has the benefit of planning permission for User Class E purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

EPC

E113 - A copy of which can be made available upon request.

Business Rates

Rateable Value: £43,750
Rates Payable: £21,831.25

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Tenure

The property is available by way of a new full repairing and insuring lease on terms that are to be negotiated at a quoting rent of **£49,500 P.A.X.**

Please note that all figures quoted are exclusive of VAT which is applicable.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the Joint agents:

Wareing & Company
Jonathan M Blood MRICS
T 01926 430700 • M 07736 809963
E Jonathan.blood@wareingandcompany.co.uk

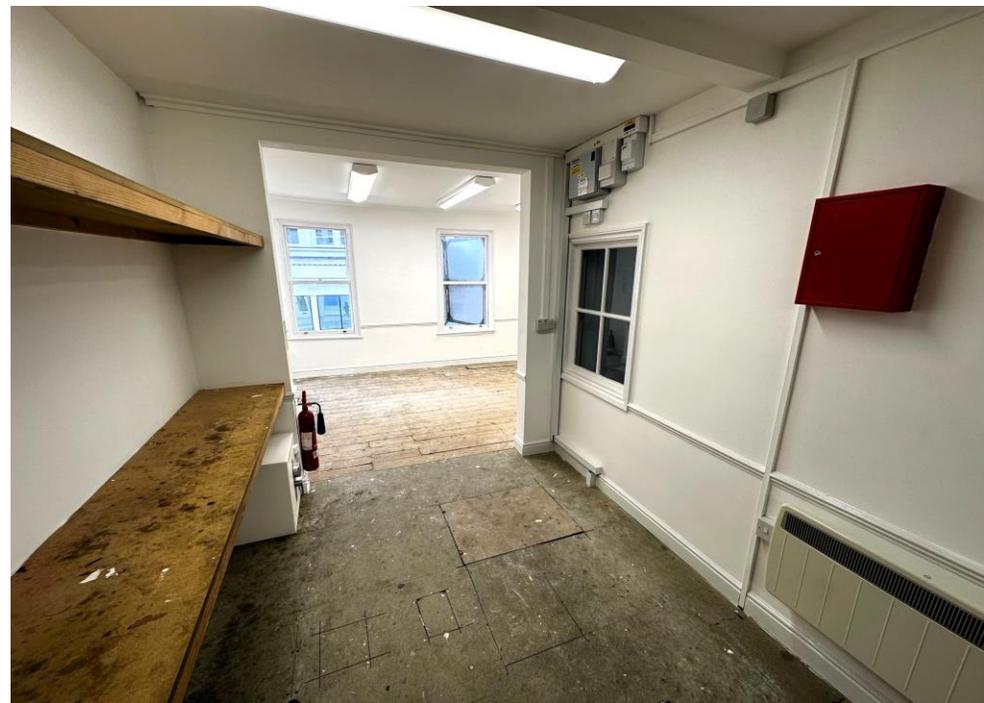


Four & Co
Callum Mortimer MRICS
T 07714 145932
E callum.mortimer@fourandco.uk

Wareing & Company

38 Hamilton Terrace, Holly Walk,
Leamington Spa Warwickshire CV32 4LY
www.wareingandcompany.co.uk

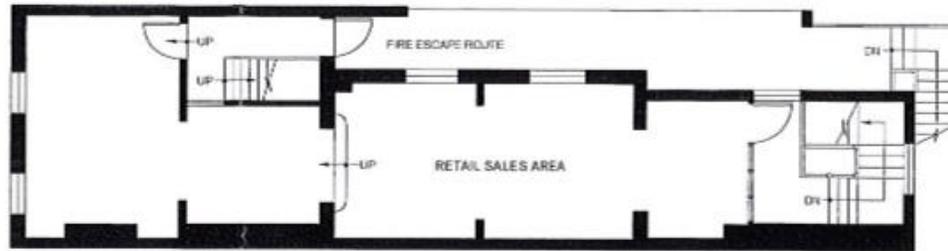




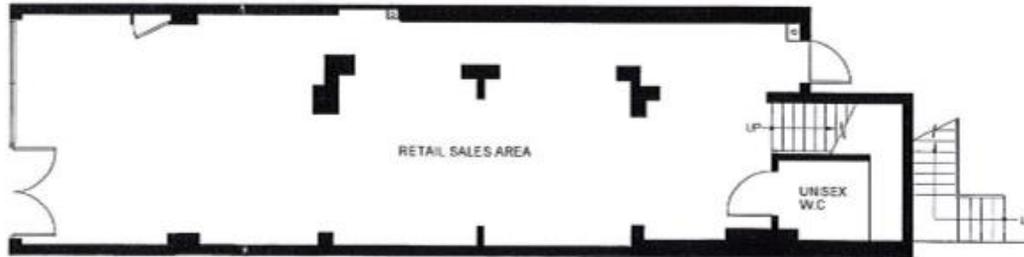
Floorplan



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN