

TO LET

36 The Parade,
Leamington Spa, CV32 4DN
SUBJECT TO VACANT POSSESSION



LOCATION

The property occupies a prominent location on The Parade, Leamington Spa's primary retailing pitch, close to the junction of Clarendon Avenue. The unit sits between **McDonald's** and **Flying Tiger** with other nearby occupiers including; **Moss Bros, Caffé Nero, Robert Dyas, Oliver Bonas, Cotswold Company** and **The Body Shop**.

DESCRIPTION

The subject property comprises a ground floor retail showroom with storage to the rear and office / storage space at first floor. The property benefits from floor to ceiling glazed shop frontage and access to the rear yard/car park for servicing.

ACCOMODATION

The premises comprise of the following approximate floor area:

Shop Depth:	73'4"	22.37m
Ground Floor Sales (NIA):	1,594 sq ft	148.11m ²
Ground Floor Office/Store:	184 sq ft	17.06m ²
First Floor Office/Storage:	2,028 sq ft	188.39m ²

TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

EPC

A copy of the EPC is available upon request.

RENT

£70,000 per annum exclusive of rates, service charge and VAT.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE (Current) £69,000

We suggest that all interested parties should verify the above.

RATEABLE VALUE (April 2023) £58,500

LEGAL COSTS

Each party to be responsible for their own legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the Joint Retained Agents.

SUBJECT TO CONTRACT

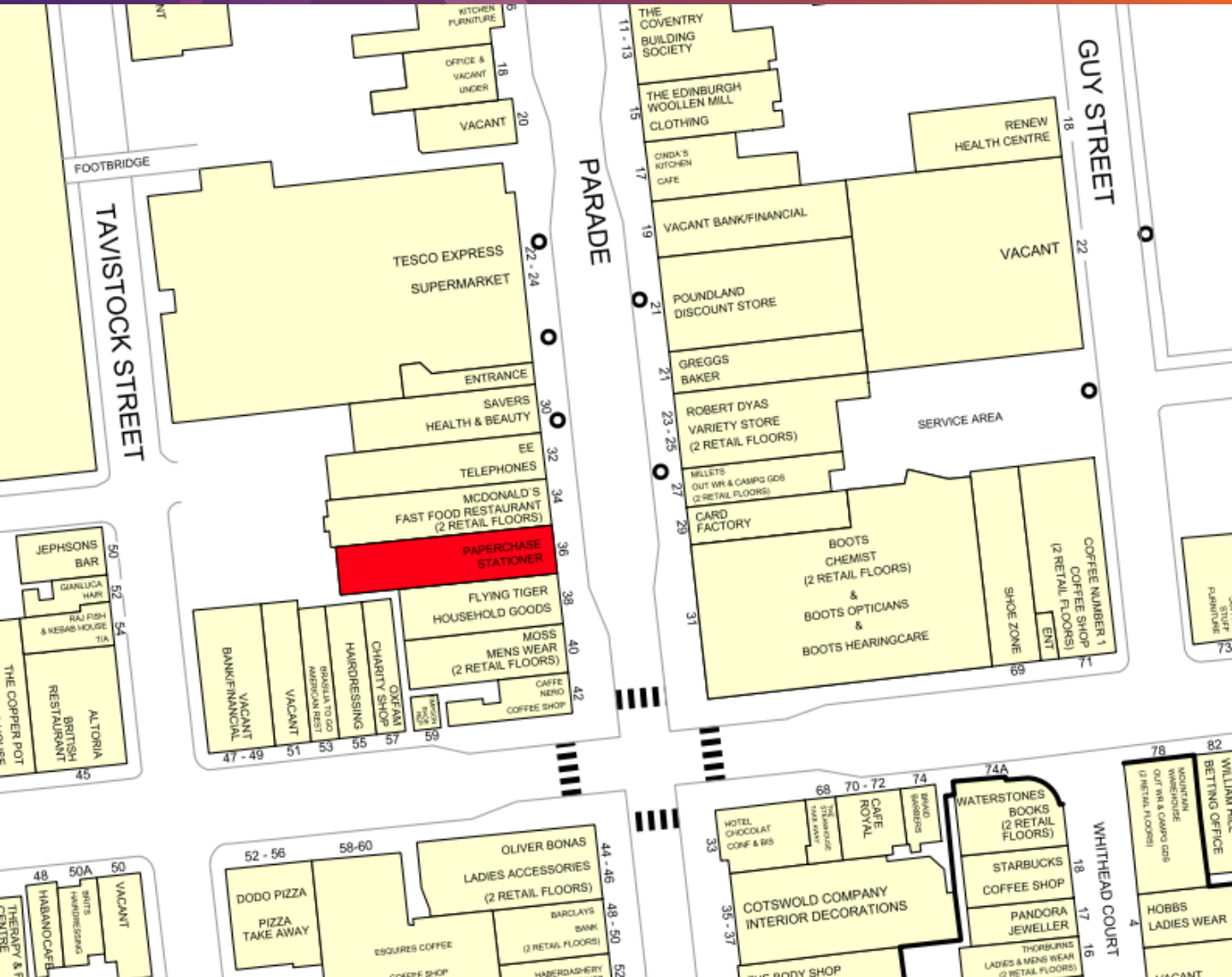


CREATIVE RETAIL

PROPERTY CONSULTANTS

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For more information, please contact:

Scott Robertson
Tel: 0121 400 0407

Email: scott@creative-retail.co.uk

Wareing & Company
Tel: 01926 430 700

Email: jonathan.blood@wareingandcompany.co.uk