

FOR SALE

118 PARADE AND 63 BEDFORD STREET
LEAMINGTON SPA, WARWICKSHIRE, CV32 4AQ



RETAIL PREMISES

5,992.71 sq ft (556.74 sq m) (Approx. Total Gross Internal Area)

- Freehold £1,650,000
- Shop, 5/6 bed flat
- Planning consent for additional 3 flats
- Subject to vacant possession

LOCATION

The property fronts both Parade, Leamington and Bedford Street which runs parallel.

Parade is Leamington's prime retail location within the town centre. The street accommodates a large number of national, local and regional retailers, restaurants and office occupiers. Many of the upper parts are in use as residential.

POSTCODE: CV32 4AQ



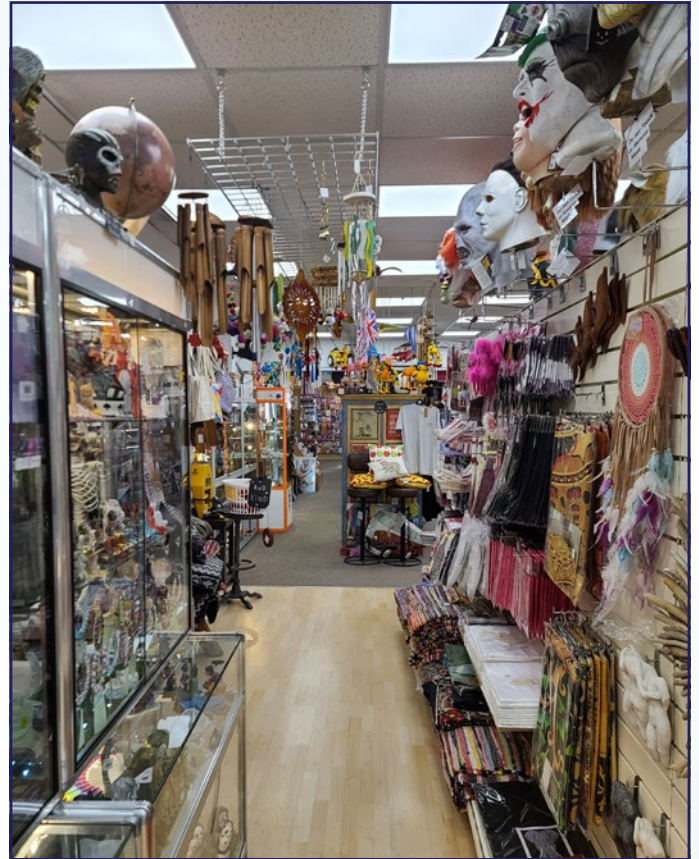
DESCRIPTION

The property is a period building. The property is spread over 5 floors. The property has a mixture of pitched and flat roofs and is of traditional construction.

On ground floor there is a shop with rear storage and secondary access from Bedford Street. There is access via a trapdoor to the basement.

On the Parade frontage there is a 5/6 bed flat over first second and third floors. This is has an independent access fronting the parade.

On the Bedford Street frontage there is an area of storage accessed from the shop. This area has planning consent for conversion and extension to form three flats.



ACCOMMODATION

	SQ M	SQ FT
Basement	tbc	tbc
Ground floor retail and storage	279.12	3,004.45
First Floor Storage	139.27	1,499.12
Apartment	138.35	1,489.14
TOTAL Approx. Gross Internal Area	556.74	5,992.71

Access was not available to the basement at the time of our inspection.

SERVICES

We understand that the property has connected or available main services including gas, mains water and electricity.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The purchaser is advised to obtain verification from their solicitor or surveyor

RATING ASSESSMENT

From our inspection of the 2023 Rating List we have identified the following assessment.

Shop & Premises - Rateable value 2023 - £36,250

We have also identified an assessment for Bedford Street but it appears that this listing has been removed from the list.

The apartment fronting Parade, listed as 118a Parade has a council tax banding of E.

PLANNING

We have identified a number of planning applications for the property the most relevant being the grant of planning for three one bed apartments.

The application number is W/15/1993 and a link to application the application is [here](#).

TENURE

The property is available freehold with vacant possession. The existing business is vacating due to re-location.

PRICE

Offers based on £1,650,000

LEGAL COSTS

Each party to pay their own costs in connection with the transaction.

VAT

All figures quoted are exclusive of VAT

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity

EPC

TBC



VIEWING Strictly via sole agents

David Walton

david.walton@harrislamb.com

07824 438 997

✉ info@harrislamb.com

SUBJECT TO CONTRACT Ref: TBC Date: 06/24

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any

intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

harrislamb
PROPERTY CONSULTANCY

0121 455 9455

Grosvenor House 75-76 Francis Road Edgbaston Birmingham B16 8SP

www.harrislamb.com

