

Peter Clarke

Commercial

Ground Floor, 20 The Parade,
Royal Leamington Spa,
CV32 4DW

FOR SALE BY AUCTION

Prime Lock-Up Retail Unit together with substantial Basement Storage

- * Total Net Internal Retail Area 679 sq.ft. (63.08 sq.m.)
- * Basement 1002 sq.ft. (93.08 sq.m.) plus Amenity Areas
 - * Prime Retail Location next to Tesco
 - * Period Building with Prominent Frontage

Guide Price £375,000



LEAMINGTON SPA

is a thriving Spa town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands as well as the M40 motorway and surrounding train stations providing good access to London. Stratford-Upon-Avon and the Cotswolds are close to hand.

20 The Parade is situated at the northern end of The Parade, which is one of the prime retail locations in Leamington Spa. Nearby occupiers include McDonalds, Tesco and Caffé Nero.

DESCRIPTION

A prime lock-up unit, together with substantial basement storage. Situated in an impressive Grade II Listed Regency building with prominent display frontage.

ACCOMMODATION

Internal Width 18'10" (max)
Retail Depth 34'10"

Retail Unit
with front glazed display bay 679 sq.ft. (63.08 sq.m.)
Rear Amenity Area 64 sq.ft. (5.94 sq.m.)
Basement 1,002 sq.ft. (93.08 sq.m.)
Staff Kitchen 128 sq.ft. (11.89 sq.m)

Approx. Net Internal Floor Area 1,873 sq.ft. (173.99 sq.m.)

TENURE

A 999 year lease at a peppercorn ground rent. The property is offered for sale with vacant possession.

DISCLAIMER

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SERVICE CHARGE

External decorations, repairs and contribution to any communal services (such as alarm system) are recovered by way of a service charge calculated by reference to floor area pro-rata.

RATES

The rateable value is £28,000.

LEGAL COSTS

Each party is to bear their own legal costs.

VAT

All prices and rents are quoted exclusive of VAT, which may be payable in addition

EPC

The current EPC rating is E. A full copy of the energy performance certificate is available upon request.

VIEWINGS

Strictly by appointment through the Sole Selling Agents:

Leamington Spa
01926 429400

Stratford upon Avon
01789 415444

