

**Upper Floors, 18-20 The Parade,
Royal Leamington Spa, Warwickshire, CV32 4DW**



Substantial Grade II Listed Town Centre Building

**For Sale (may let)
Freehold Offices offered with vacant possession**

Guide Price £1,500,000

- Total Net Internal Floor Area 5839 sq.ft. (542.44 sq.m.)
- Private Car Park with Eleven Spaces to the rear
- Well Appointed Period Building with Character Accommodation
- Possible Residential Conversion Opportunity (subject to planning permission)



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LOCATION

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.

18-20 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

An impressive and substantial Grade II Listed Regency building with accommodation arranged over floor floors. The property, which is offered with vacant possession, comprises offices with upper ground floor reception and entrance offering well-presented, character accommodation throughout. There are two internal staircases with ancillary accommodation and WCs to the rear, including a private car parking providing eleven spaces.

The property will appeal to owner occupiers, as well as investors, and has the potential for conversion to residential (subject to obtaining all the necessary planning and Listed Building consents).

ACCOMMODATION

Ground Floor	1,147 sq.ft.	106.56 sq.m.
First Floor	1,573 sq.ft.	146.13 sq.m.
Second Floor	1,542 sq.ft.	143.25 sq.m.
Third Floor	1,577 sq.ft.	146.50 sq.m.
Total Approx. Net Internal Floor Area	5,839 sq.ft.	542.44 sq.m.

SERVICES

The building has all mains services, with gas central heating to the offices.

CAR PARK

The property includes a rear car park, which is currently marked out for eleven spaces, together with the vehicular right of way to the rear.

TERMS

The property is offered for sale Freehold with vacant possession. The rear car park will benefit from a vehicular right of way to Tavistock Street.

RATES

The Rateable Value of the offices is understood to be £56,000.

VAT

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

VIEWINGS

Strictly by appointment through the Sole Selling Agents - Peter Clarke & Co LLP.

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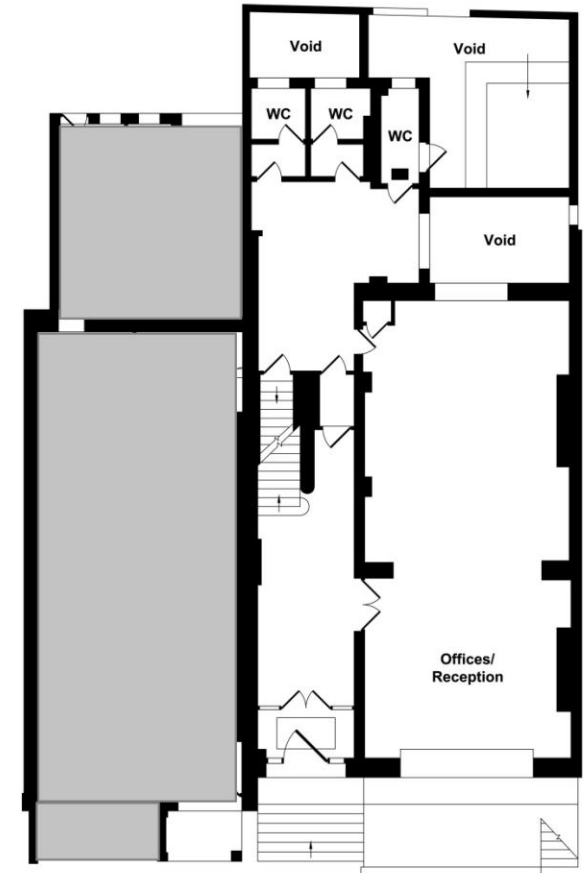
Leamington Spa
01926 429400

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DISCLAIMER

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Ground Floor

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First Floor Offices



Second Floor Offices



Third Floor Offices

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