

To Let

£40,000
Per Annum

Very Prominent Retail Unit in Busy Town Centre

1,470 Sq Ft (136.56 Sq M)



49 Parade, Leamington Spa, Warwickshire CV32 4BL

Property Highlights

- Very central position on Leamington Spa Parade
- Virtual Viewing at <https://my.matterport.com/show/?m=1ypx3HaZtpQ>
- Plenty of storage areas to the basement
- Next to The Royal Priors Sopping Centre
- Flexible space with good shop window
- Surrounded by other high footfall occupiers



Mr Sam Cooper



024 7630 8900



07973 632 353



sam.cooper@bromwichhardy.com

www.bromwichhardy.com

Location

The unit is situated to the centre of Leamington Spa's main shopping area, the Parade. The unit is a prime pitch adjacent to the entrance for the Royal Priors Shopping Centre and opposite Marks & Spencer. Other neighbouring occupiers include, White Stuff, H&M, H Samuel, Costa Coffee and Barclays Bank. The main leisure area of the town is within 200m walk. Leamington Spa town train station is approximately 20 minutes walk to the south.

Description

The available retail unit stretched across ground floor and basement, forming part of a larger Grade II Listed building in the centre of Leamington Spa's Parade. The shop front measures 3.42m in total width with 2.5m display height and provides prominent positioning out onto the street. At ground floor level and to the front is the main shop, with a store room to the rear, with access to the basement and a fire exit. At basement level is a staff room, staff toilet, various storage areas and a boiler room. The unit has a single glazed shop front, air conditioning system and security alarm.

Accommodation

Description	Sq Ft	Sq M
Retailing Area	569	52.86
Store Room	159	14.77
Staff Room	161	14.96
Storage	32	2.97
Storage	33	3.07
Storage	294	27.31
Boiler Room	222	20.62
Total	1,470	136.56

Business Rates

Rateable Value (2021)	£44,250
Rates Payable	£22,656

This is an estimation of rates payable, please make your own enquiries at the Valuation Office for a definitive cost.

Tenure

A new fully repairing and insuring lease for a definite term not less than 5 years

Services

All main services are connected.

EPC

The unit currently has a rating of D - 90

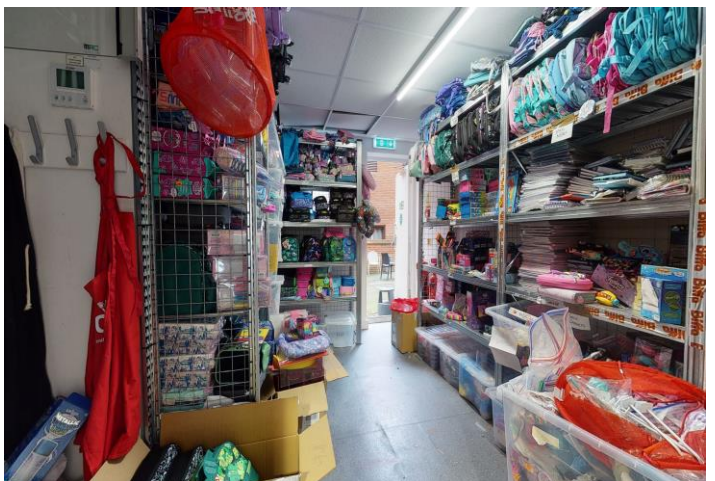
Viewing

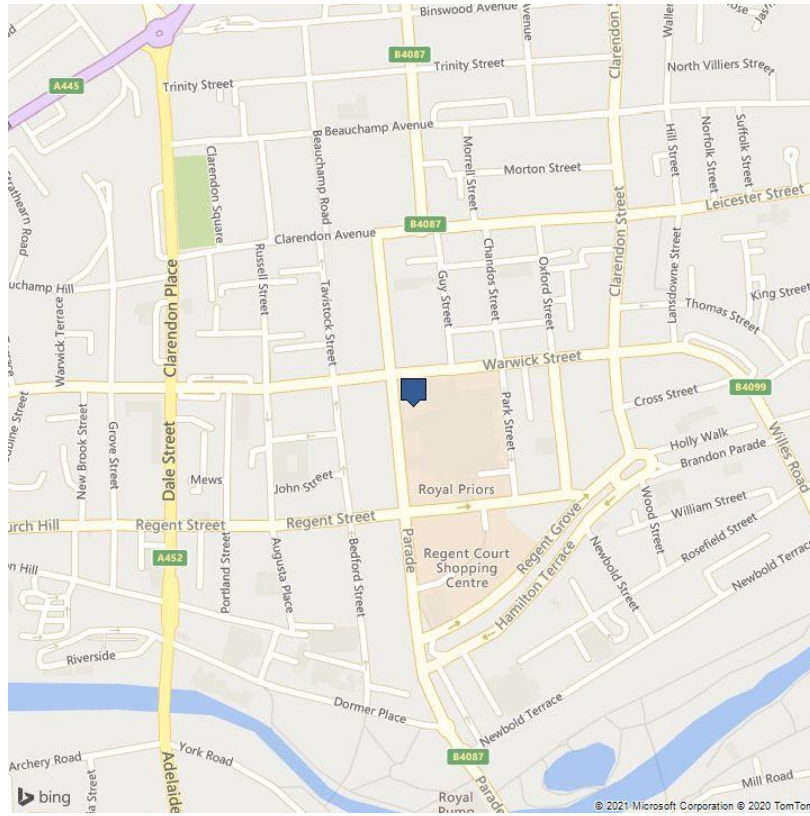
Strictly by appointment with the agent Bromwich Hardy.

Link to video tour: <https://youtu.be/zuaiUJ-bOk0>

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.





Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. February 2022.



GROSS INTERNAL AREA
 BASEMENT : 1063 sq. ft, 99 m², GROUND : 722 sq. ft, 67 m²
 TOTAL: 1785 sq. ft, 166 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

