

No.7

PARADE

Leamington Spa

FOR SALE

Vacant Possession



Offering a unique development opportunity



Front
West Elevation

An impressive five storey Regency building situated on the main thoroughfare in heart of Royal Leamington Spa.

7 The Parade comprises a 5 storey Grade II Listed office building and basement wine bar located in the centre of Leamington Spa. The building is available with vacant possession and provides a mixture of cellular and open plan accommodation. The property also benefits a rear car park.

5,654 sq ft
524.81 sq m

Offers based on
£1,100,000





Rear
East Elevation

Leamington Spa is a fast growing and prosperous town that is rapidly becoming an important commercial centre for a wide range of businesses

Location

The Parade is an attractive Regency terrace based in the town centre of Royal Leamington Spa on the main shopping street. The town is renowned for its wide range of specialist shops, major retailers restaurants and bars. With easy access to junctions 13 and 14 of the M40 motorway, Leamington Spa has become an important commercial centre with a large number of companies and organisations having their headquarters in the town and immediate area.

Planning

The office building has extant planning consent for 5 self contained flats – sizes / layouts for the proposed flats are listed below. More details upon request.

Video Tour

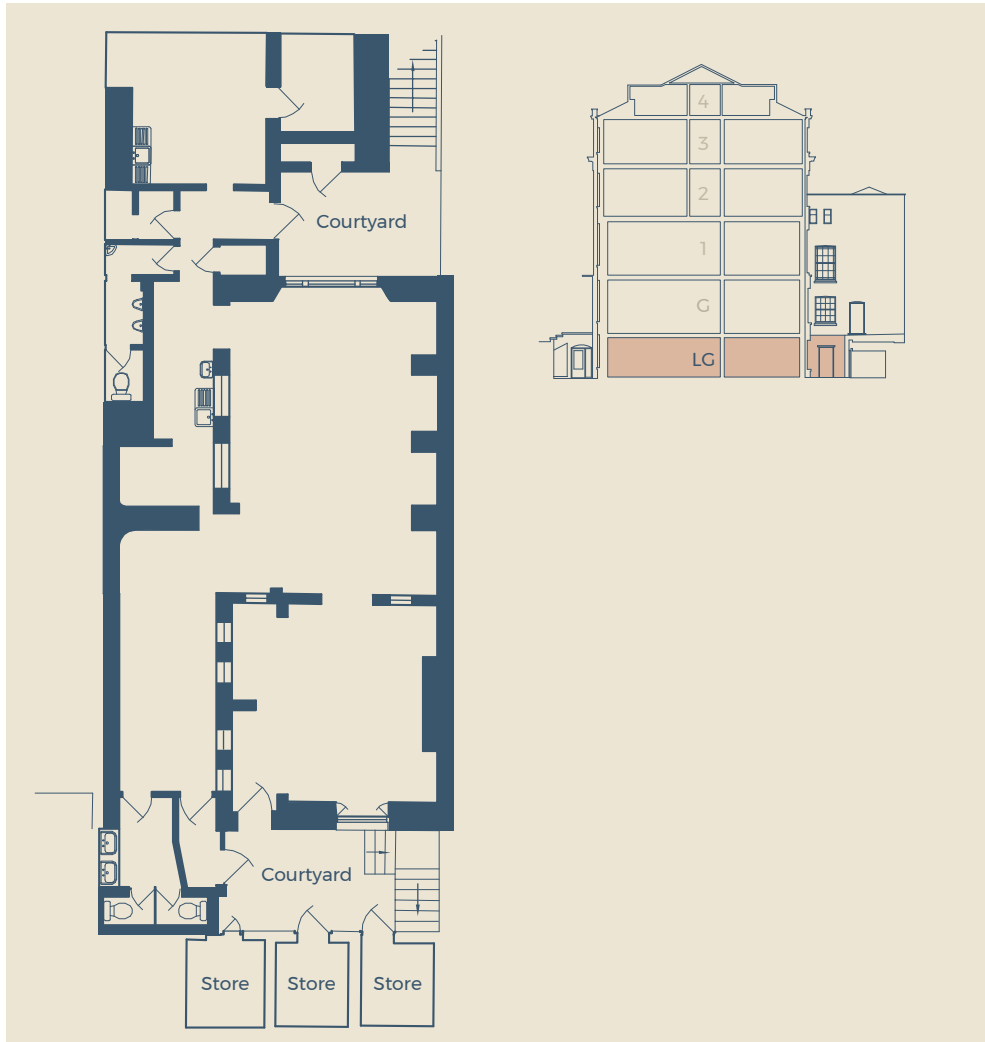


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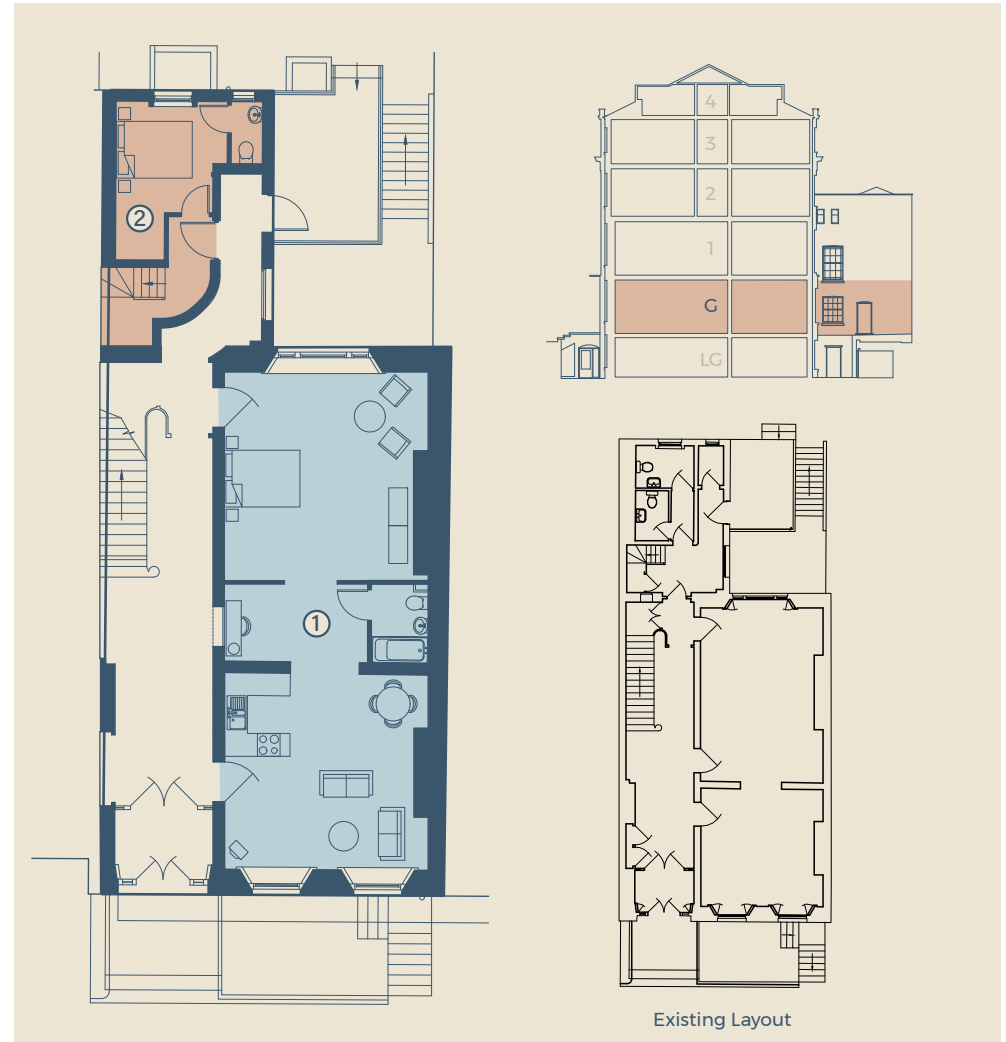
Floor Plans



Lower Ground Floor

Current Accommodation

Main	1,220 sq ft	113.3 sq m
Store	94 sq ft	8.7 sq m



Ground Floor

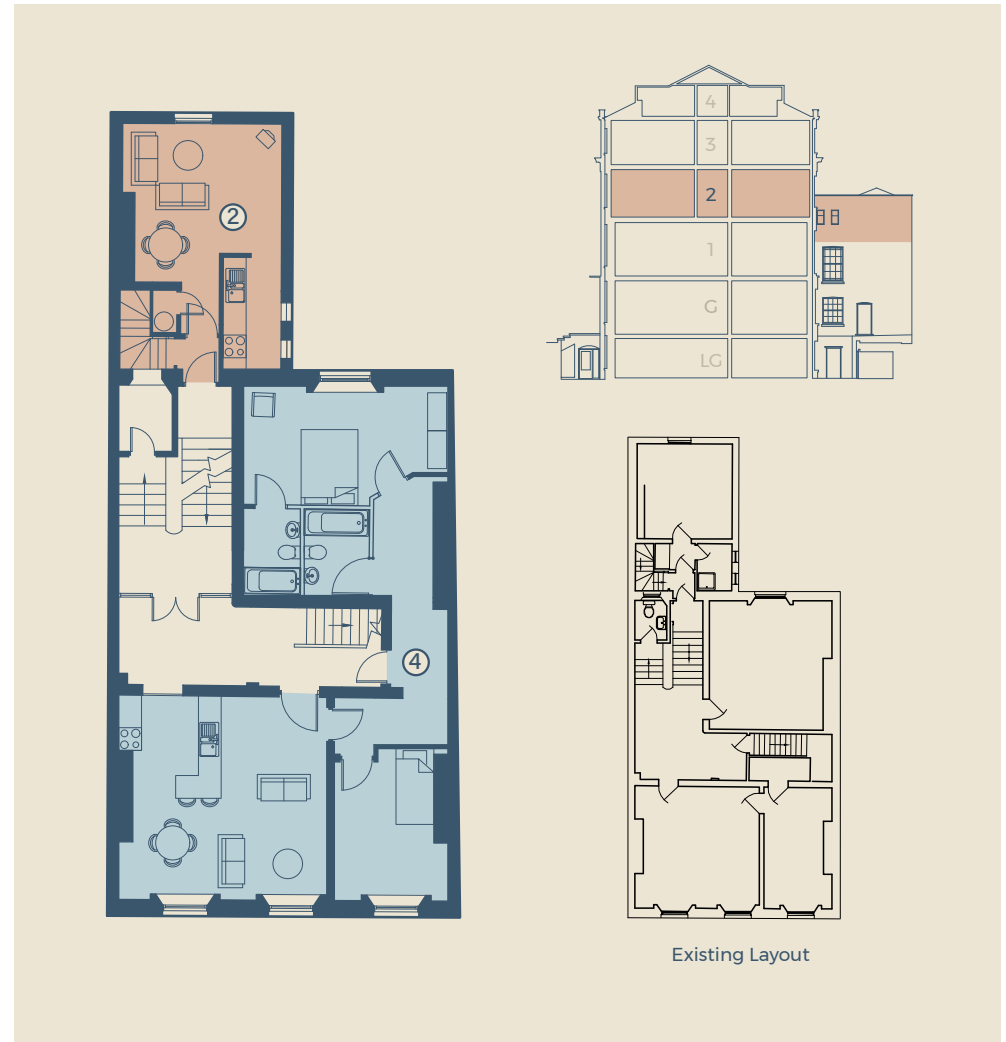
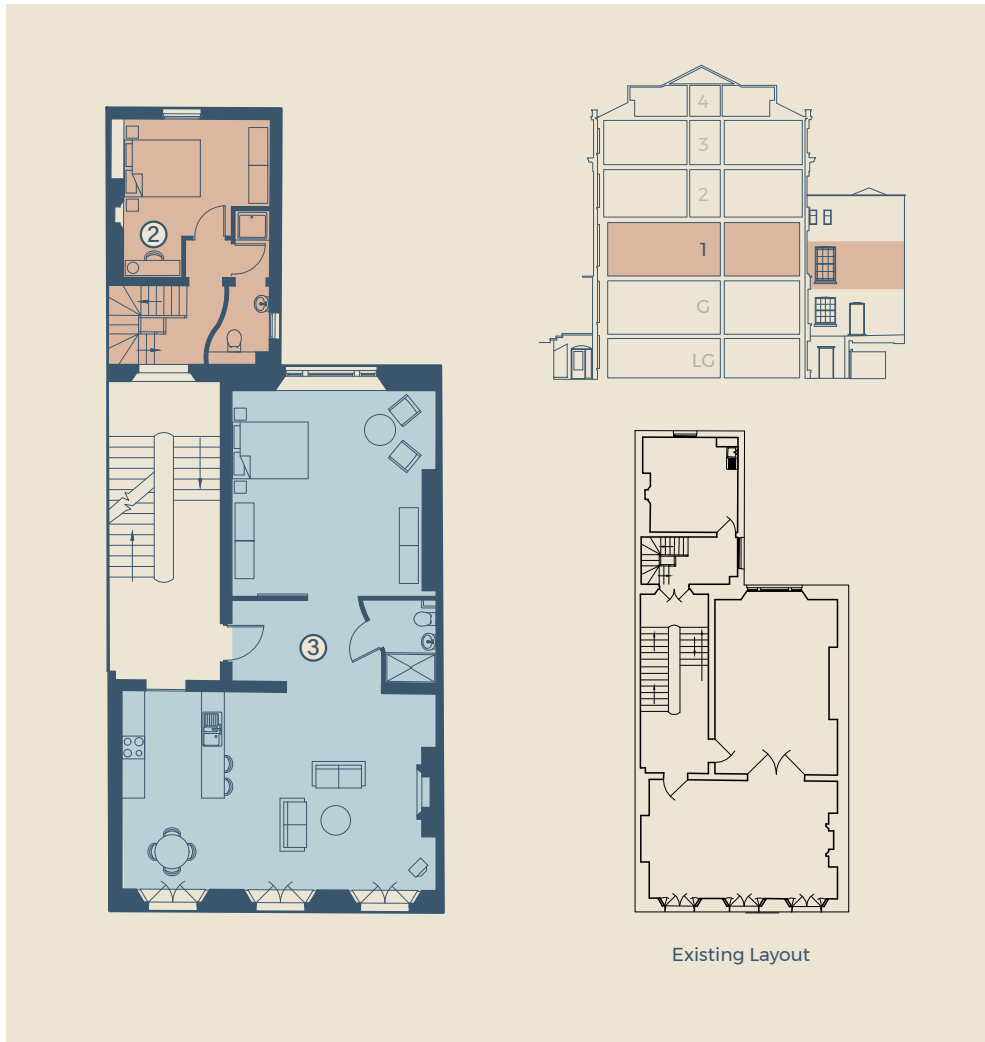
Proposed Development

Flat 1	1 Bed
Flat 2	2 Bed

Current Accommodation

727 sq ft	67.5 sq m
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Floor Plans



First Floor

Proposed Development

Flat 2 2 Bed
Flat 3 1 Bed

Current Accommodation

Main 902 sq ft 83.7 sq m
Mezzanine 170 sq ft 15.7 sq m

Second Floor

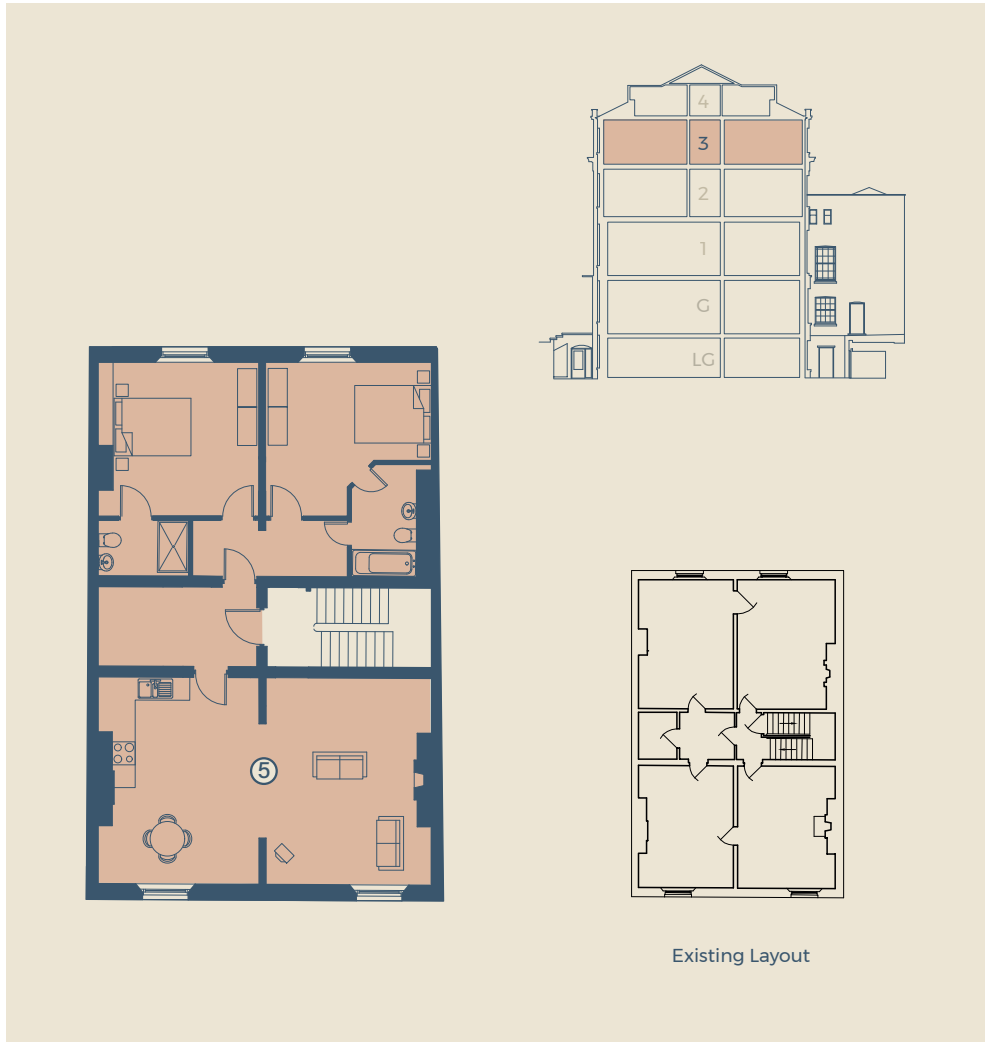
Proposed Development

Flat 2 2 Bed
Flat 4 2 Bed

Current Accommodation

Main 762 sq ft 70.7 sq m
Mezzanine 170 sq ft 15.7sq m

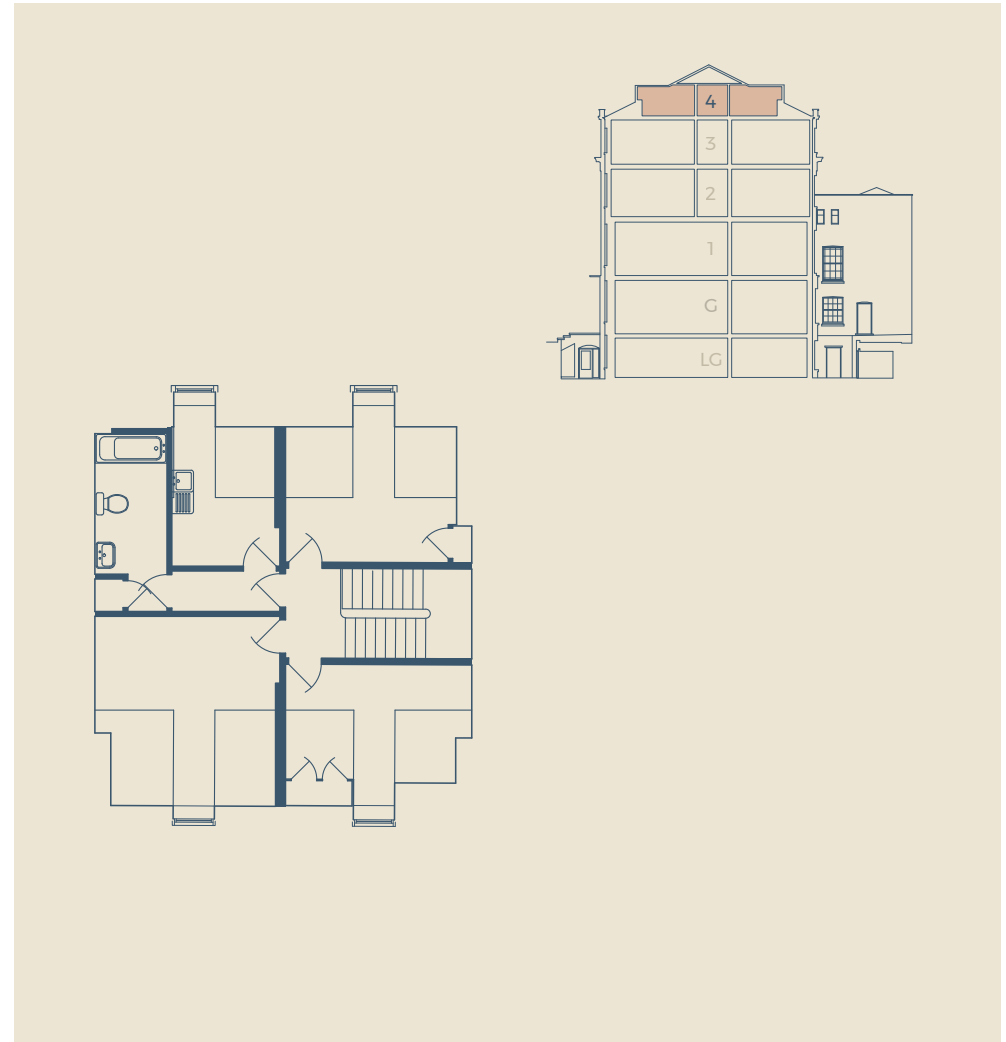
Floor Plans



Third Floor

Proposed Development
Flat 5 2 Bed

Current Accommodation
 945 sq ft 87.8 sq m



Fourth Floor

Proposed Development
 To remain in its current
 configuration and format

Current Accommodation
 664 sq ft 61.71 sq m

No. 7 Parade Leamington Spa CV32 4DG



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Video Tour



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Energy Rating

The building is Grade II listed and is exempt from having an EPC.

Services

Mains electricity, gas and water are connected to the premises.

VAT

VAT is not applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.



Viewing

By appointment through the sole agents.



Tom Bromwich

tom.bromwich@bromwichhardy.com

02476 308 901
07718 037 150

Mark Booth

mark.booth@bromwichhardy.com

02476 308 900
07497 150 632

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