



To Let

## 36 Parade

Leamington Spa • CV32 4DN

- Ground floor retail showroom with storage to the rear
- Office / storage space at first floor
- May be suitable for F&B Offering
- Prominent Town Centre Location
- Available soon on New lease with Vacant Possession
- Accommodation Available:  
Total: 3,806 Sq Ft (353.59 Sq M)

Rent £70,000 PAX

## Location

The property is situated on The Parade (the town's primary retailing pitch) right in the heart of Leamington Spa town centre.

Royal Leamington Spa is an attractive and affluent Spa town located in the heart of Warwickshire, approximately 2 miles east of Warwick, 8 miles South of Coventry and 18 miles southeast of Birmingham.

The town provides an attractive retail environment, comprising Regency and Victorian architecture set along wide, boulevard style streets. The town boasts a wide range of major national retailers as well as high end boutique style retailers and strong independent provision for both fashion and speciality shopping.

Notable nearby occupiers include: Caffé Nero, McDonalds, Moss Bros, Greggs, Robert Dyas etc.

## Description

The properties itself comprises:

- Ground floor retail showroom with storage to the rear and office / storage space at first floor.
- Floor to ceiling glazed shop frontage and access to the rear yard/car park for servicing.
- Shop Depth: 73'4" 22.37m
- Ground Floor Sales (NIA): 1,594 sq ft 148.11m<sup>2</sup>
- Ground Floor Office/Store: 184 sq ft 17.06m<sup>2</sup>
- First Floor Office/Storage: 2,028 sq ft 188.39m<sup>2</sup>

## Services

We understand that mains electricity and water are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

## Planning

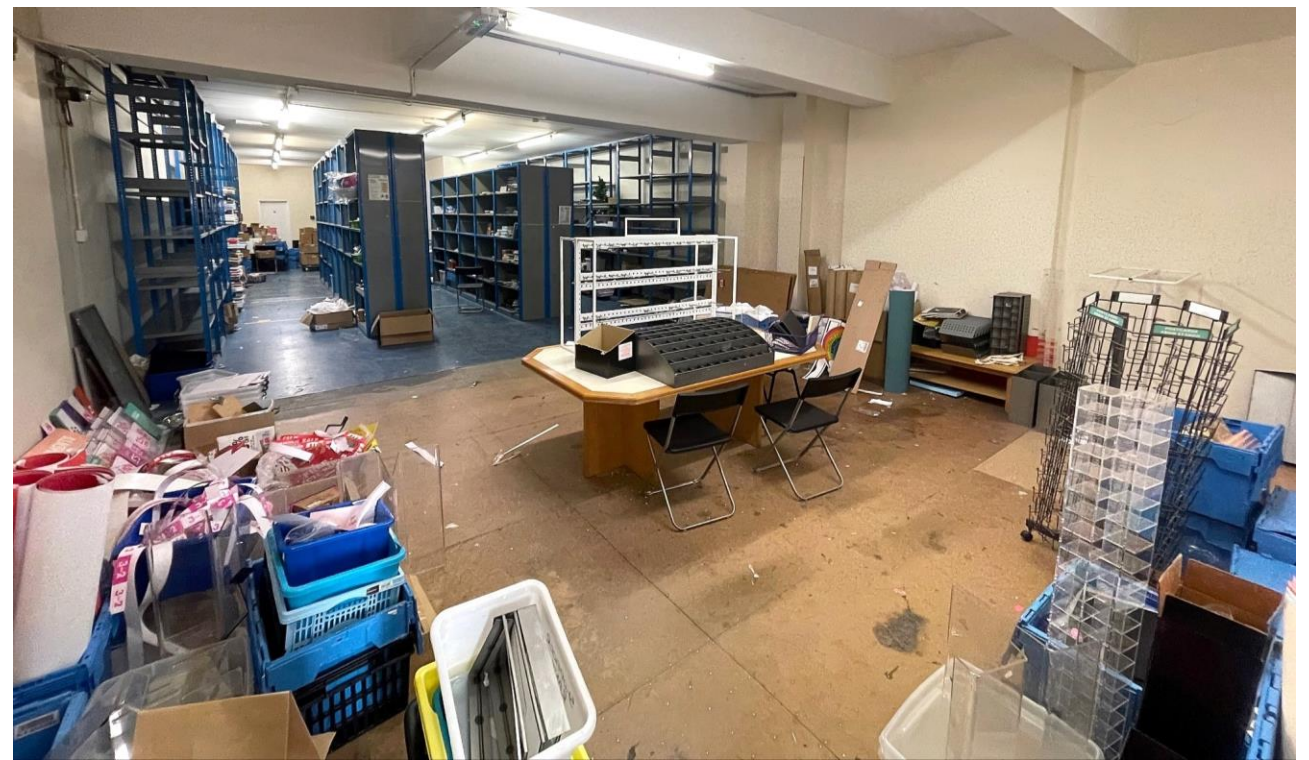
We understand that the property has the benefit of planning permission for User Class E purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

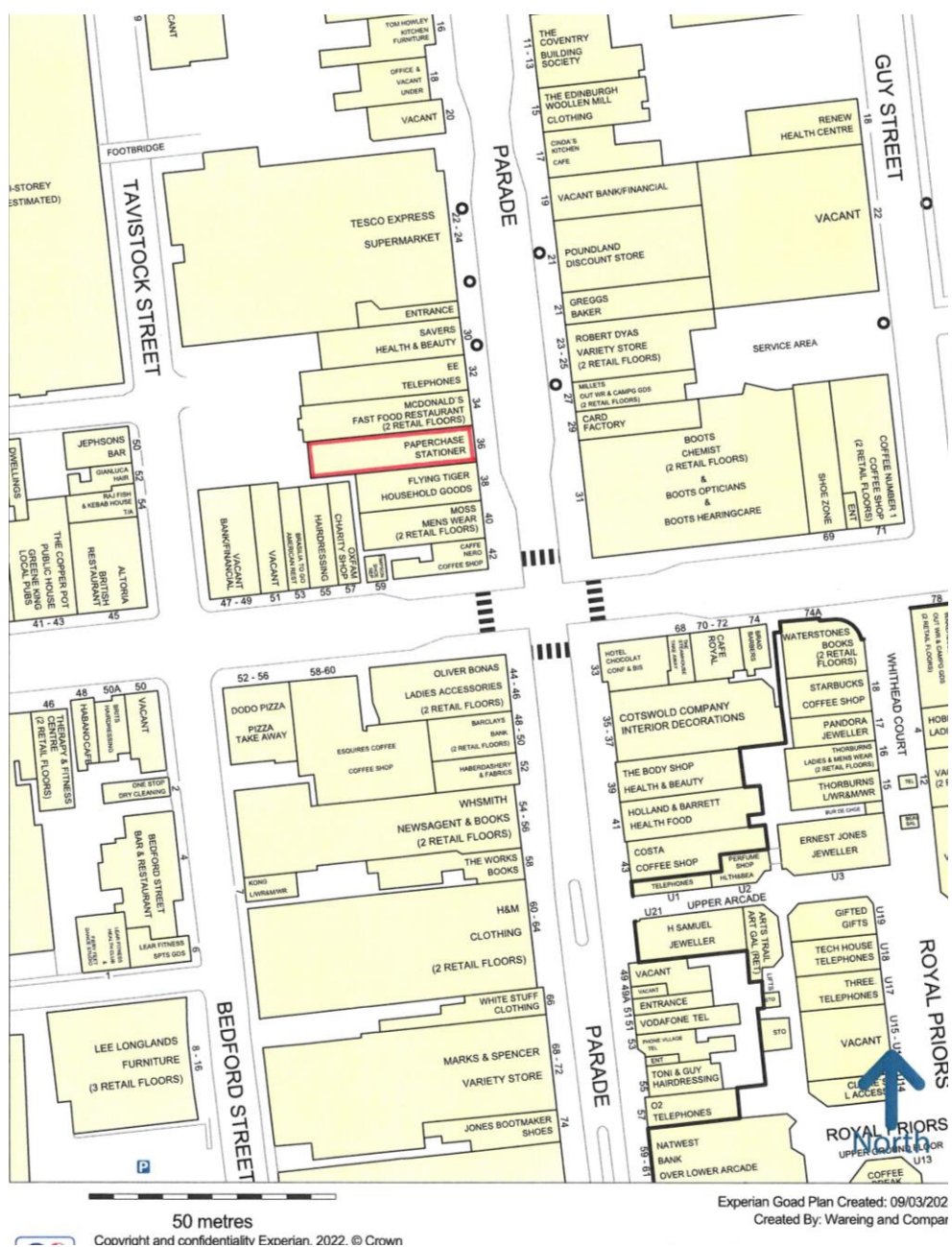
## EPC

E-112. A copy can be made available upon request.

## Tenure

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.





## Business Rates (1<sup>st</sup> April 2023)

Rateable Value: £58,500  
Rates Payable: £28,665

## Service Charge

A service charge will be levied to contribute towards the cost of the external and communal upkeep.

## Rent

£70,000 per annum exclusive of rates, service charge and VAT

## Legal Costs

Each Party will meet their own legal and professional costs.

## Viewing Arrangements:

Strictly by prior arrangement with the joint agents:

**Jonathan M Blood MRICS**

**T** 01926 430700 • **M** 07736 809963

**E** [Jonathan.blood@wareingandcompany.co.uk](mailto:Jonathan.blood@wareingandcompany.co.uk)



**Scott Robertson**

**Creative Retail**

**T** 0121 400 0407

**E** [scott@creative-retail.co.uk](mailto:scott@creative-retail.co.uk)

## Wareing & Company

38 Hamilton Terrace, Holly Walk,  
Leamington Spa Warwickshire CV32 4LY

[www.wareingandcompany.co.uk](http://www.wareingandcompany.co.uk)

