

# 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 £67,500 PAX**



## Location

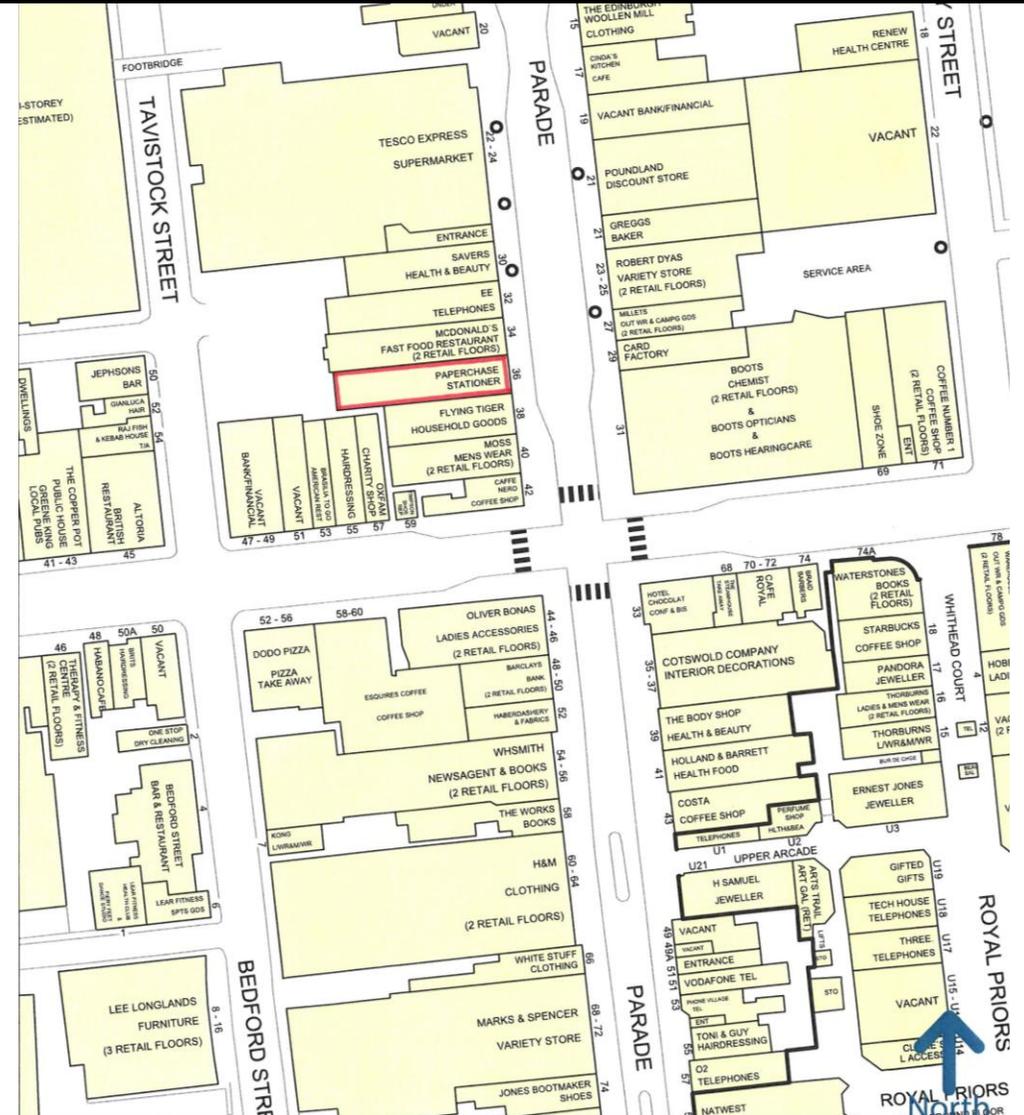
36 Parade occupies a prominent and highly visible trading position on Parade, Leamington Spa's prime retail and leisure thoroughfare. Parade forms the town's principal shopping spine, linking the Upper Parade and Lower Parade, and benefits from consistently high levels of pedestrian footfall throughout the day and evening.

The property is situated within a vibrant mix of national multiple retailers, independent boutiques and established food and beverage operators, making it an attractive pitch for occupiers seeking strong passing trade and brand exposure. Nearby occupiers include a range of café, restaurant and convenience-led uses, reinforcing Parade's reputation as Leamington Spa's dominant retail and leisure destination.

Leamington Spa is an affluent Regency town with a resident population boosted by a large professional and student demographic, as well as a strong visitor economy. The town benefits from excellent transport connections, with Leamington Spa railway station providing direct services to London Marylebone, Birmingham and Oxford, and a number of public car parks located within short walking distance of the property.

The combination of a central position, strong daytime and evening footfall and an established retail and F&B environment makes this location particularly well suited to café, restaurant, takeaway, convenience retail and food-led operators, as well as other retailers seeking a prime town centre presence.

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





## Description

The property comprises a prominent ground floor retail unit with ancillary first floor storage and office accommodation, set within an attractive four-storey, Grade II Listed Regency building.

The building is of traditional construction, featuring rendered stucco elevations with a glazed retail frontage at ground floor and timber-framed sash windows to the upper levels, all beneath a pitched Welsh slate roof. The period façade provides strong street presence and character, well suited to destination retail and food & beverage operators.

### Ground Floor Accommodation

The ground floor retail unit is currently occupied by Morrisons Local and has been extensively refurbished and modernised to a high standard, providing a turnkey opportunity for incoming occupiers. Works undertaken include:

- New contemporary shopfront with electrically operated entrance doors
- Goods lift installed between ground and first floors
- LED strip lighting throughout
- DDA-compliant WC facilities at ground floor
- Ceramic tiled flooring
- New air-conditioning system serving the ground floor

The accommodation is arranged predominantly as a large, open-plan sales area, benefitting from a suspended ceiling and modern LED lighting, creating a bright and efficient trading environment.

To the rear is a dedicated storage area, together with DDA-compliant WC facilities and direct access to a rear service yard, offering excellent servicing and operational efficiency.

Parking may be available, subject to agreement.

### First Floor Accommodation

The first floor provides ancillary accommodation, arranged largely on an open-plan basis, and includes:

- Additional WC facilities
- Manager's office
- Staff welfare and ancillary space

This floor is well suited to back-of-house storage, offices, preparation space, or staff facilities, supporting a wide range of retail and food & beverage uses.

### Accommodation

- 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 effective full repairing and insuring lease by virtue of a service charge for a term to be agreed. Tenants' insurance contribution TBC.

## Service Charge

The tenants will contribute towards the upkeep and maintenance of the exterior of the building. This will be worked on a pro-rata floor area basis.

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

Rateable Value (April 2026)	£56,500
Rates Payable:	£28,193

## Rent

£67,500 per annum excl.

## VAT

VAT will be applicable on this transaction.

## Legal Costs

Each Party will meet their own legal and professional costs.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

## Viewing Arrangements:

Strictly by prior arrangement with the joint agents:

**Jonathan M Blood MRICS**

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E [Jon@wareing.co](mailto:Jon@wareing.co)

**Scott Robertson**

Creative Retail

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