



To Let

36A Parade

Leamington Spa • CV32 4DN

- First Floor Office Accommodation.
- To be Refurbished.
- Prominent Town Centre Location.
- Accessed via Service Yard off Tavistock Street.
- Available on a New Lease.
- Parking May be Available.
- May be Suitable for Alternative Uses (STPP)
- Accommodation Available:

Total: 1,805 Sq Ft (167.69 Sq M)

Rent £21,500 Per Annum

Location

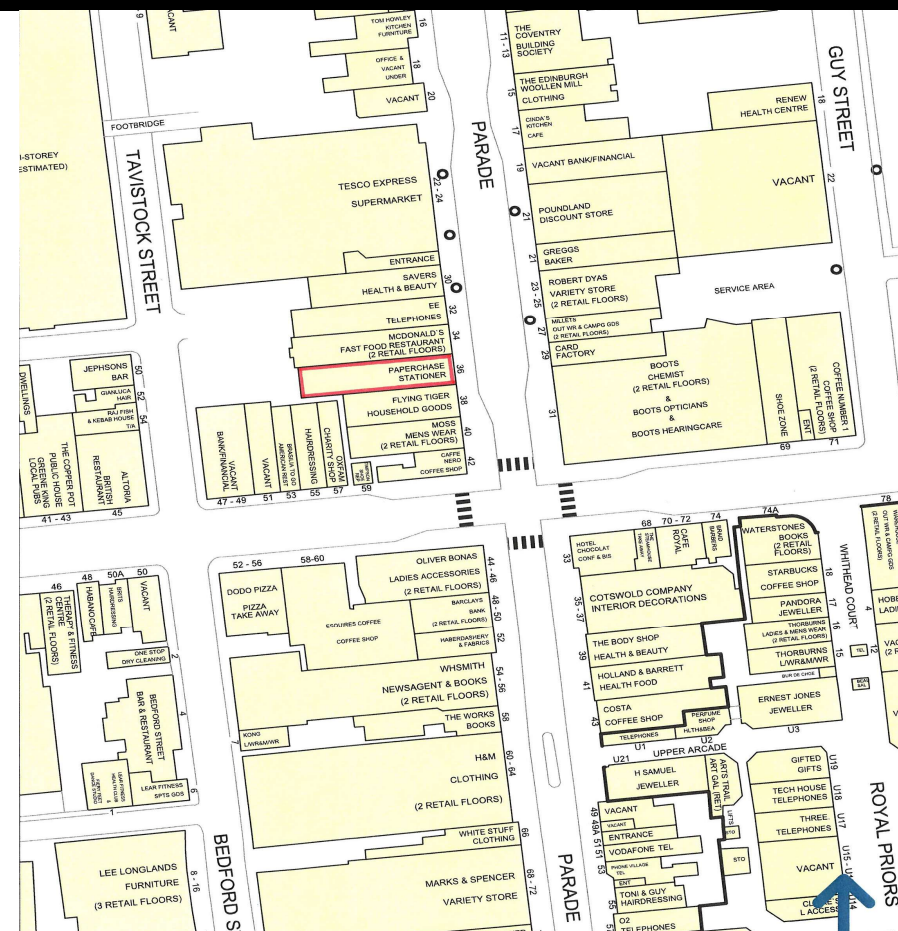
The property is situated on The Parade (the town's primary retailing pitch) right in the heart of Leamington Spa town centre.

Access to the property is via the service yard accessed off Tavistock Street.

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: Nisa, Caff  Nero, McDonalds, Moss Bros, Greggs, Robert Dyas etc.





Description:

The property itself currently comprises a first-floor storage facility which will be refitted to the following specification:

- Suspended ceiling incorporating recessed LED lighting
- Integrated fire alarm
- Neutrally decorated, largely open-plan accommodation.
- With 1x meeting room, tea point, and male & female WC's.
- Carpet tile floor covering.
- Electric panel radiators.
- Lift access.
- Parking may be available on site at a later date subject to separate negotiation.

Accommodation:

Description	Size (Sq Ft)	Size (Sq M)
First Floor Office	1,805	167.69

CGI



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.

Service Charge

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

Business Rates (1st April 2023)

Rateable Value:	To be separately assessed.
Rates Payable:	To be separately assessed.

EPC

To follow once works have been completed.

Tenure

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed at a quoting rent of £21,500 per annum (exclusive).

VAT

VAT will be applicable.

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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