



**FOR SALE**

**5,992 SQ FT (556.74 SQ M) approx**

**118 PARADE & 63 BEDFORD STREET**

**LEAMINGTON SPA CV32 4AQ**

**HOLT.**  
COMMERCIAL

# FEATURES

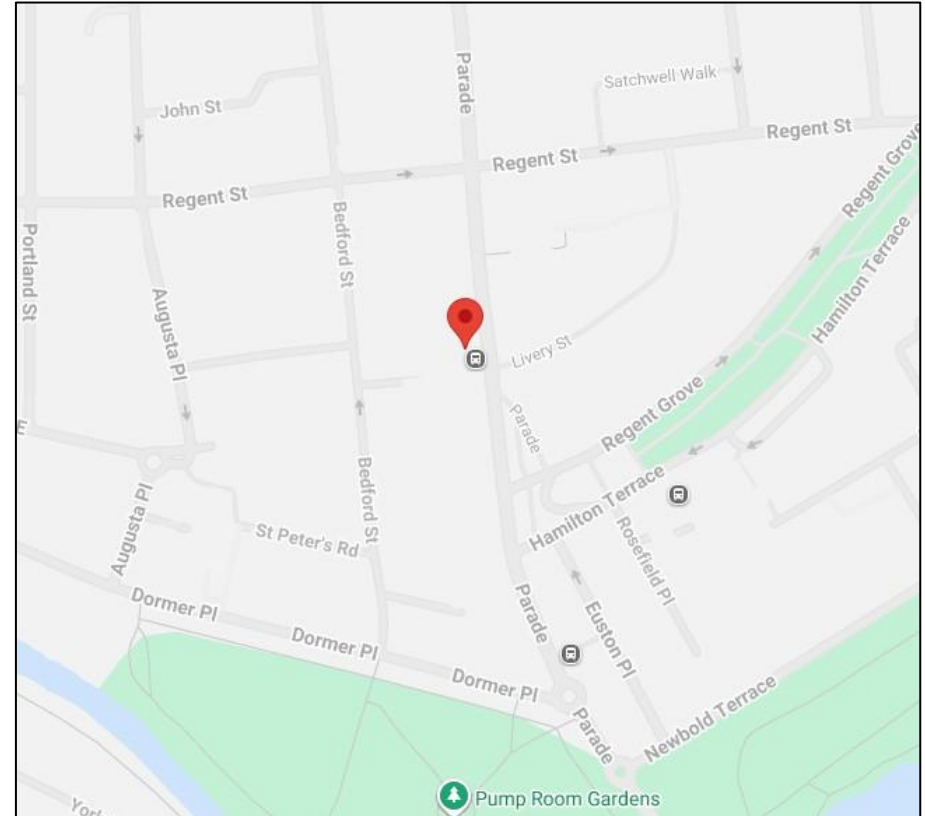
- Landmark building fronting Parade
- Prime location close to main shopping area
- Large 5/6 bed apartment
- Close to Leamington Rail Station
- Planning Consent for 3 further apartments
- Freehold with Vacant Possession

## Location

The property is located on Parade but also has access to a separate section from Bedford Street, which runs parallel to Parade. Parade is Leamington's prime retail location upon which the property holds a very prominent position.

In the immediate vicinity there are a large number of retail outlets, restaurants, bars and other leisure users. The property is located close to a number of car parks and is within walking distance of Leamington Rail Station.

SAT NAV CV32 4AQ



## Description

The property has a mix of retail and residential areas, with the main retail unit being 118 Parade. The Bedford Street section of the property is currently in disrepair, however it benefits from Planning Consent for three further apartments.

There is a 5-6 bedroom apartment over first, second and third floors which is accessed from the front of the property via 118 Parade

The main retail unit has large retail area with further stores to the rear. The retail area is lit by LED lighting and has various floor coverings.

The property has photovoltaic panels installed on the roof between Parade and Bedford Street. 118 Parade has roof mounted solar water heating.

## Accommodation

Unit/Floor	sq ft	sq m
Basement	TBC	TBC
Ground Floor Retail & Storage	3,004	279.12
First Floor Storage	1,499	139.27
Apartment	1,489	138.35
<b>Total GIA (approx):</b>	<b>5,992</b>	<b>556.74</b>

## Services

We understand that mains electricity, water and drainage are connected to the site. Gas is no longer connected to the property. Interested parties are advised to satisfy themselves that this is the case and that they are in good working order.

## Planning

We understand the property has the benefit of planning permission. The application reference number relating to the apartments is W/15/1993.

## Tenure

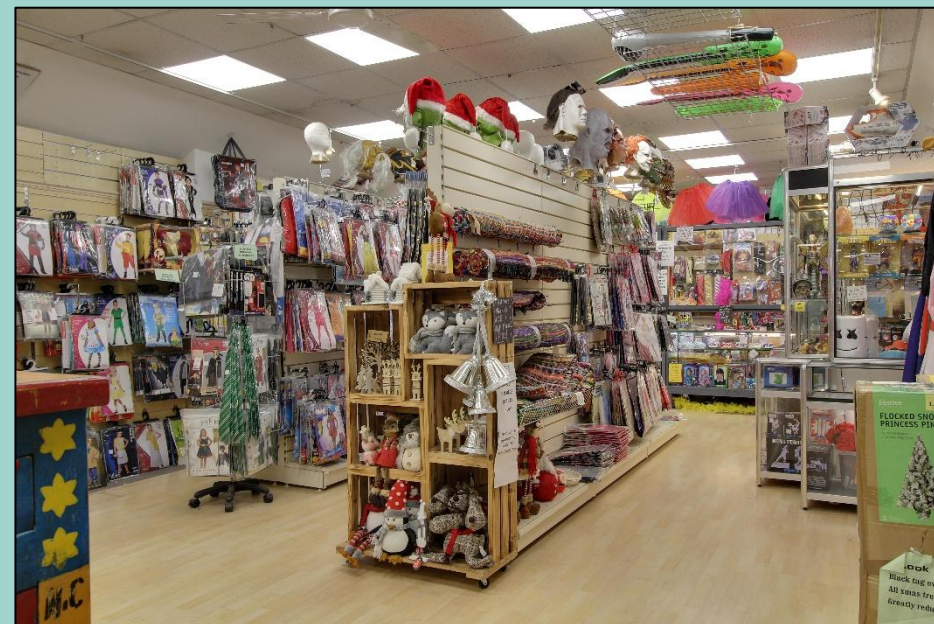
The property is held freehold. It is understood that it will be sold with Vacant Possession. to be agreed.

## Business Rates

Rateable Value (April 2026): £36,000

## Energy Rating

D93





## Price

**£1,100,000 for the freehold**

## Legal Costs

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

## Anti Money Laundering Regulations

To comply with our legal responsibilities for Anti Money Laundering, it will be necessary for the successful party to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the lessee/purchaser.

## Further Information

Should you require further information or wish to arrange to view please contact the joint agents:

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