

RETAIL

Leamington Spa

19-21 The Parade & 22 Guy Street

Large double fronted unit



SHOP TO LET

LOCATION

The Unit is located in the heart of the affluent market town Royal Leamington Spa. The immediate vicinity comprises a good mix of Class A1 & A3 retailers including independent and national occupiers. Both Royal Priors Shopping Centre and Regent Court are within close proximity of the subject premises as is the Royal Priors multi-story car park in Park Street.

SITUATION

This Unit is located directly opposite **Tesco** on Parade, adjacent to **Greggs**. Other nearby retailers include; **Boots**, **Robert Dyas**, **Card Factory** and **Mcdonalds**.

LEASE

The property is available by way of a new lease for a term of years to be agreed.

RENT

The premises are available on a new lease basis, at a quoting rent of £250,000 pax

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

A copy of the Energy Performance Certificate is available on request.

ACCOMMODATION

Shop Depth	203 ft	62 m
Ground Floor	17,000 sq ft	1,600 sq m
First Floor	17,000 sq ft	1,600 sq m
Parade Frontage	75 ft	23 m
Guy Strt Frontage	96 ft	29,4 m

BUSINESS RATES & SERVICE CHARGE

Rateable Value	TBA
Rates Payable ((25/26)	TBA
Service Charge (25/26)	TBA

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

This information is for guidance only. Interested parties are advised to verify figures with the local authority.

VIEWING

For further information or to arrange a viewing, please contact:

BWD

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