

RETAIL LEAMINGTON SPA

27 THE PARADE

2,100 sq ft Sales Space Over Two Floors



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-storey car park in Park Street.

SITUATION

Unit 27 is located adjacent to **Card Factory** and **Robert Dyas**. Other nearby retailers include; **Boots**, **Poundland**, **Tesco Metro** and **Mcdonalds**.

LEASE

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

RENT

£40,000 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.

BUSINESS RATES

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

ACCOMMODATION

Ground Floor	1,088 sq ft	101 sq m
First Floor Sales	1,032 sq ft	95 sq m
Second Floor Ancillary	822 sq ft	76 sq m

BUSINESS RATES & SERVICE CHARGE

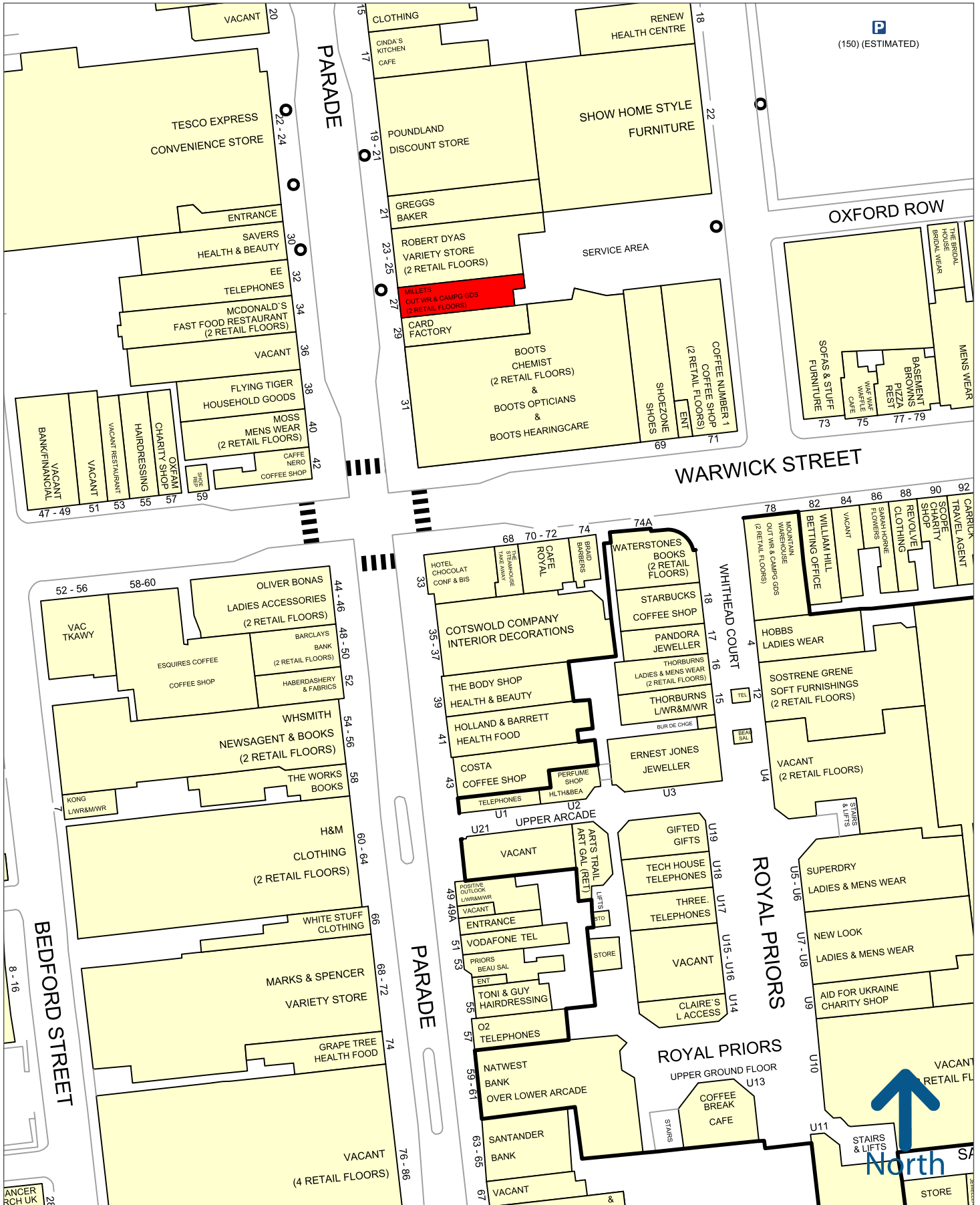
Rateable Value	£46,500
Rates Payable (2024/25)	£25,389
Service Charge (2024/25)	£1,855

VIEWING

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

BWD

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50 metres
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Experian Goad Plan Created: 02/07/2024
 Created By: Bidwell Webber De Pons Ltd

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