

18 - 20 The Parade
Royal Leamington Spa, Warwickshire, CV32 4DW



Substantial Grade II Listed Town Centre Building

For Sale Freehold

Offered with Vacant Possession

Guide Price £2,000,000

- Prime retail location near to Tesco
- Lock up retail unit with useful basement storage
 - Offices arranged over 4 floors
 - Basement Hairdressing Salon
- Opportunity for alternative uses (subject to planning consent)
 - Well - presented accommodation throughout
 - Private car park with 11 spaces to the rear



LOCATION

Leamington Spa is a thriving Spa town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands as well as the M40 motorway and surrounding train stations providing good access to London. Stratford-Upon-Avon and the Cotswolds are close to hand.

18-20 The Parade is situated at the northern end of The Parade, which is one of the prime retail locations in Leamington Spa. Nearby occupiers include McDonalds, Tesco and Caffé Nero.

DESCRIPTION

An impressive and substantial Grade II Listed Regency building with accommodation arranged over five floors, including basement. The property, which is offered with vacant possession, includes a lock-up ground floor retail unit with a sizeable basement, a separate basement hairdressing salon and office accommodation situated on ground, first, second and third floors. There are two internal staircases with ancillary accommodation and WCs to the rear, including a private car park providing eleven spaces.

The property will appeal to investors, as well as owner occupiers, and potentially also offers scope for conversion to residential of the upper parts, subject to planning consent.

ACCOMMODATION

No. 20 – Ground Floor Shop

Internal Width	18'10" (max)	
Retail Depth	34'10"	
Retail Unit with front glazed display bay	679 sq ft	63.08 sq m
Rear Amenity Area	64 sq ft	5.94 sq m
Basement	1,002 sq ft	93.08 sq m
Staff Kitchen	128 sq ft	11.89 sq m
Approx. Net Internal Area	1873 sq ft	173.99 sq m

No. 18 – Basement Hairdressing Salon

Hairdressing Salon	877 sq ft	81.47 sq m
Rear Staff/Kitchen	72 sq ft	6.68 sq m
Approx. Net Internal Area	949 sq ft	88.16 sq m

18-20 Parade – Offices

Ground Floor	1147 sq ft	106.56 sq m
First Floor	1573 sq ft	146.13 sq m
Second Floor	1542 sq ft	143.25 sq m
Third Floor	1577 sq ft	146.50 sq m
Total Approx. Net Internal Floor Area	5839 sq ft	542.44 sq m

AMENITIES

The building has all mains services with gas central heating boilers heating the offices.

CAR PARK

The property includes a rear car park, which is currently marked out for eleven spaces, together with the vehicular right of way to the rear.

TERMS

The property is sold Freehold with vacant possession. The rear car park will benefit from a vehicular right of way to Tavistock Street.

RATES

The rateable value of the premises is understood to be: -
18 Parade Basement Hair Salon - £17,250
20 Parade Shop Premises- £28,000
18-20 Parade Ground to 3rd Floor Offices - £56,000

VAT

All prices and rents are quoted exclusive of VAT, which may be payable in addition.

EPC

The property is Grade II Listed and, as such, an EPC is not required.

VIEWINGS

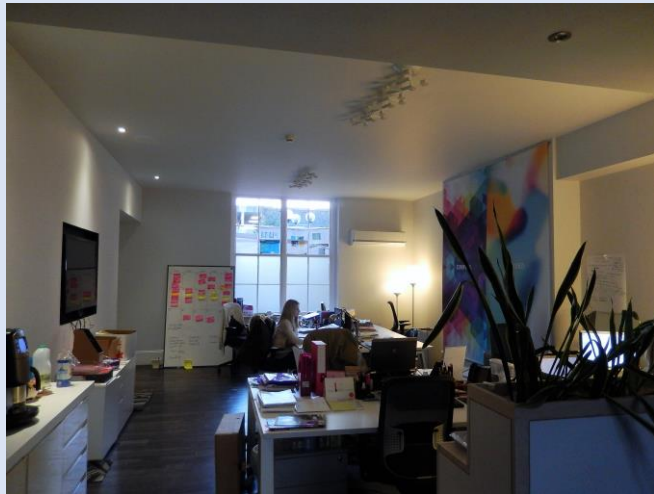
Strictly by appointment through the Sole Selling Agents - Peter Clarke & Co LLP.

Contact Either: -Andrew Clarke MRICS Tel: 01789 415444.
Email: andrew@peterclarke.co.uk. Or Stephen Werner MRICS Tel: 01926 429400 or Direct Line: 01926 340996.
Email: swerner@peterclarke.co.uk

DISCLAIMER

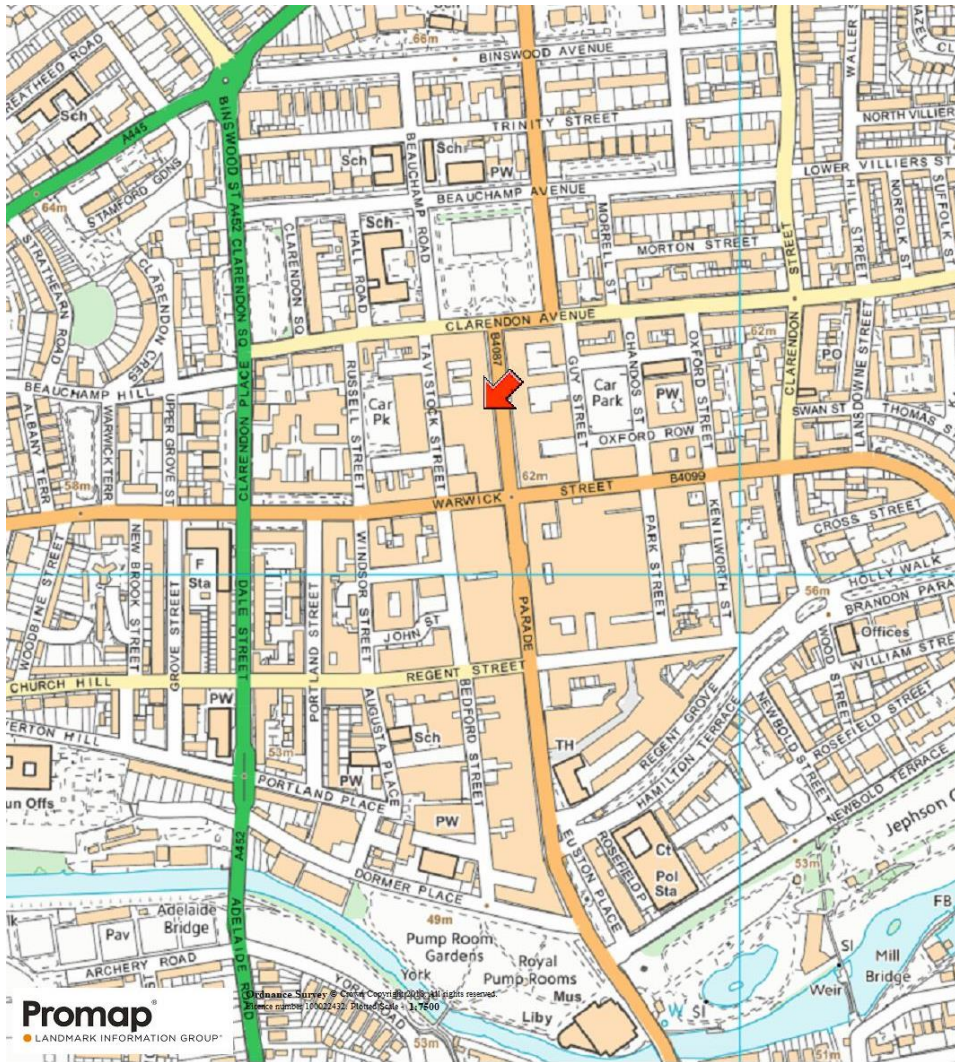
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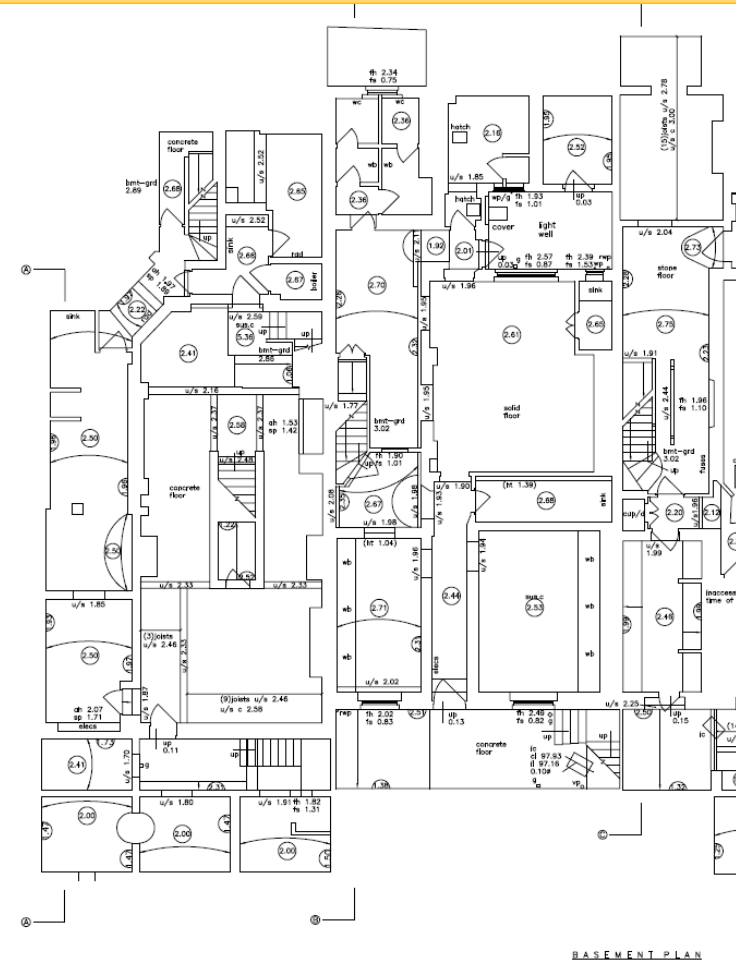


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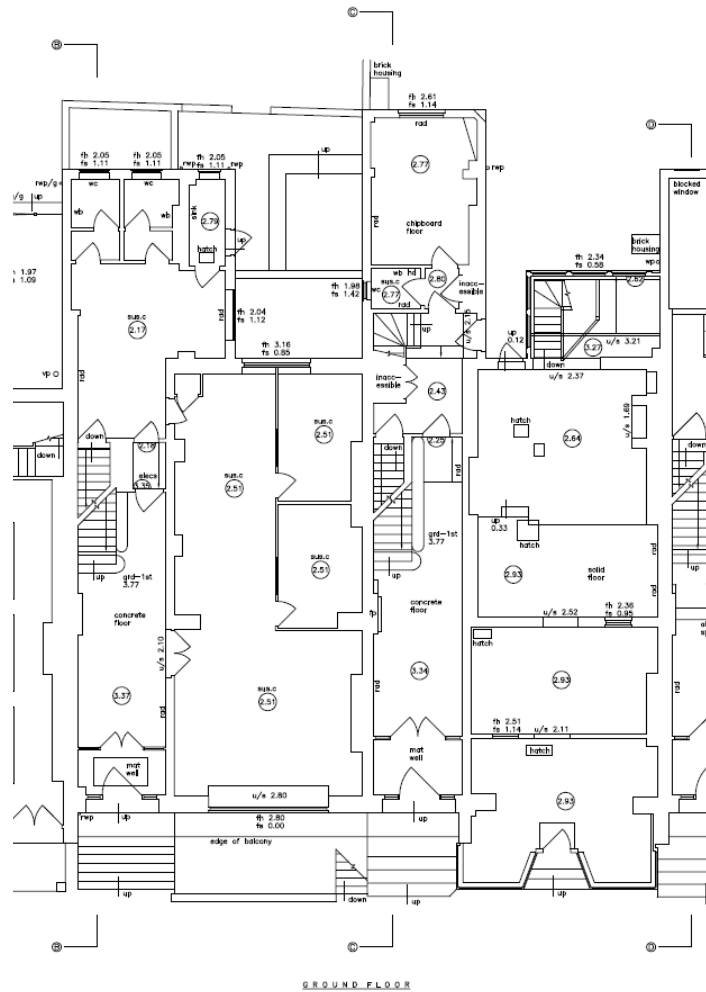
Basement Historical Indicative Layout – Accuracy Not Guaranteed.



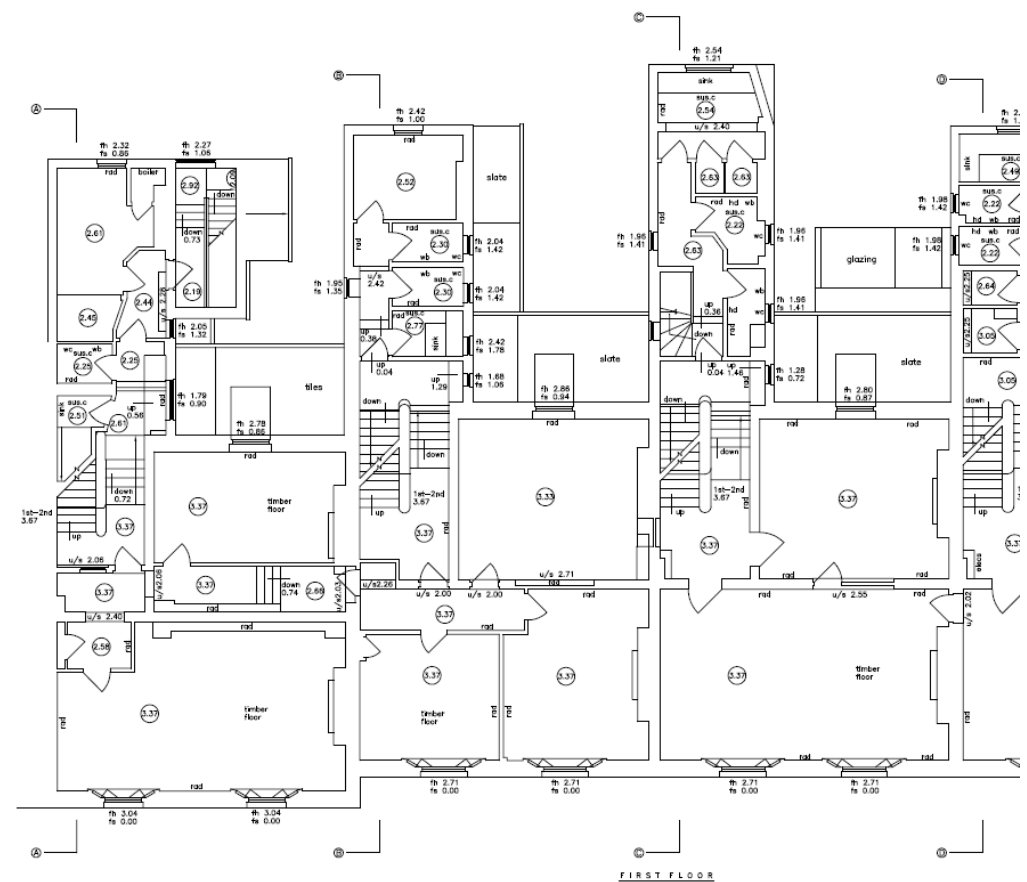
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Ground Floor Historical Indicative Layout – Accuracy Not Guaranteed.



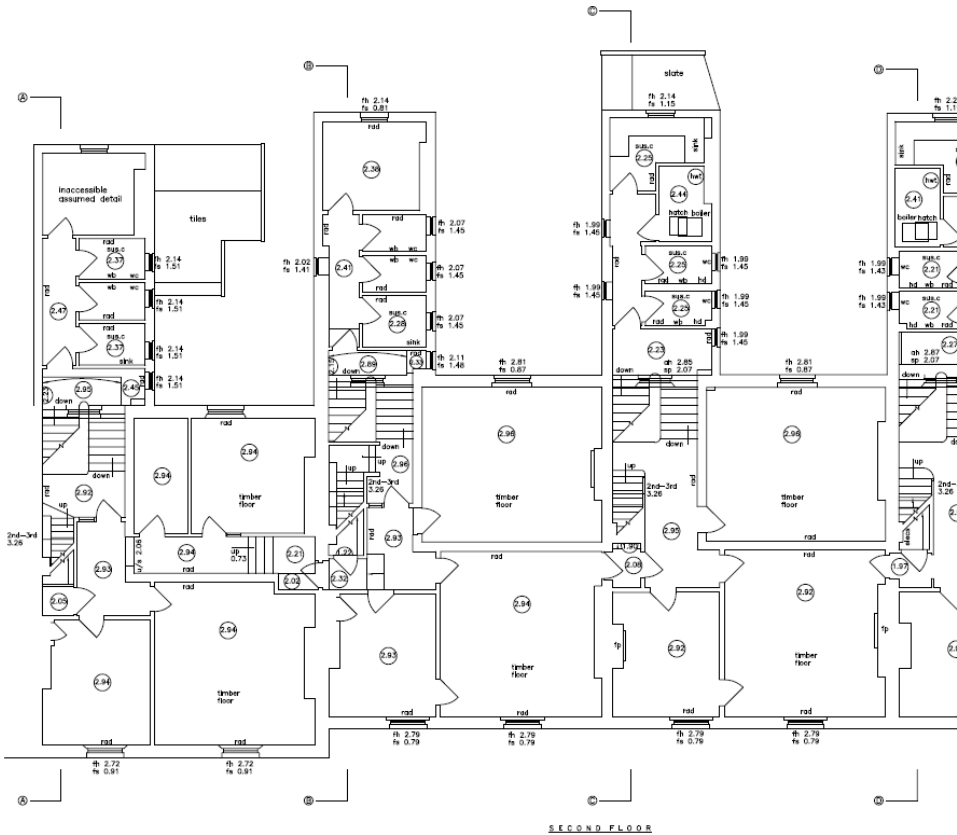
First Floor Historical Indicative Layout – Accuracy Not Guaranteed.



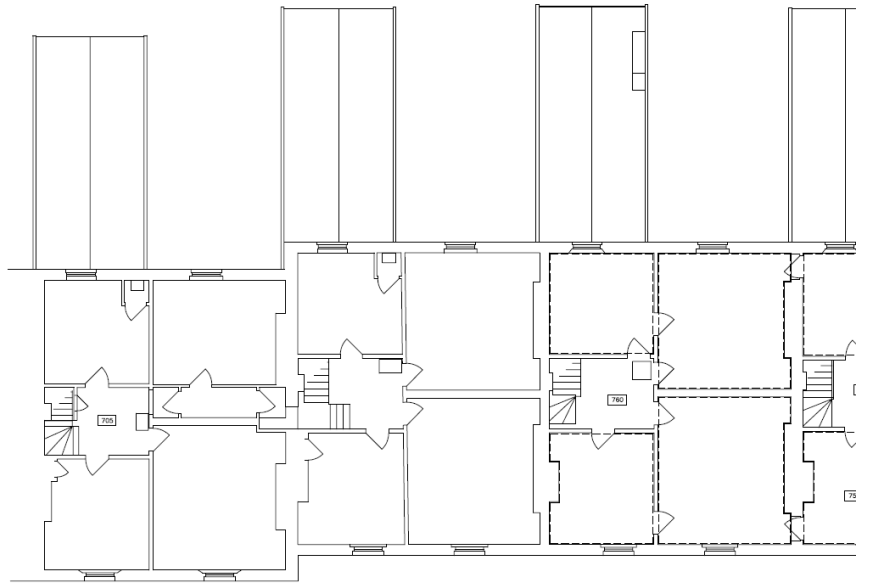
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2nd Floor Historical Indicative Layout – Accuracy Not Guaranteed.



3rd Floor Historical Indicative Layout – Accuracy Not Guaranteed.



THIRD FLOOR

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