



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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TO LET ON NEW LEASE

108 PARADE LEAMINGTON SPA CV32 4AQ

Location

Leamington Spa is situated approximately 8 miles south of Coventry and 12 miles north east of Stratford upon Avon. Access to the national motorway network is via Junctions 13 and 14 of the M40 Motorway, both of which are situated approximately 3 miles from the Town Centre.

The subject premises occupy a prominent position on Parade, to the south of its junction with Regent Street and close to the entrance to Regent Court. Multiple occupiers in the immediate vicinity include **Clarks, Ecco Shoes, Zizzi, Wagamama, and Superdrug.**

Description

The property comprises a ground floor retail shop with first and second floor ancillary accommodation. Loading is facilitated from the rear by a dedicated service yard which also provides two car spaces.

Accommodation

| | | |
|-------------------------|-----------|-----------|
| Internal Frontage | 5.56 m | 18'3" |
| Widening to | 9.27m | 30'5" |
| Shop & Built Depth | 47.55m | 156'0" |
| Ground Floor Sales Area | 344.76sqm | 3,711sqft |
| First Floor Ancillary | 20.62sqm | 222sqft |
| Second Floor Ancillary | 37.16sqm | 400sqft |
| Third Floor Sealed Off | | |

Tenure

The property is available on a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly rent reviews.

Rental

£50,000 per annum.

Rating Assessment

Rateable Value - £52,500

Rate in the £ - 51.2p

No business rates are payable until 1st April 2021 under the Covid-19 Rates Relief Scheme.

EPC Rating

The property has an EPC rating of D.

VAT

Value Added Tax will be charged on the rent.

Legal Costs

Each party to pay their own legal costs.

Viewing

Strictly by appointment with the joint agents:

David Thompson
Rowley Hughes Thompson
Tel: 0121 212 7803
Email: davidt@rhtretail.co.uk

or

Malcolm Martin
Tel: 020 8690 3100
Email: Malcolm.martin@malcommartin.net

Date prepared: January 2021. Transactions are stated exclusive of VAT. Subject to Contract



Ground Floor Sales from rear to front



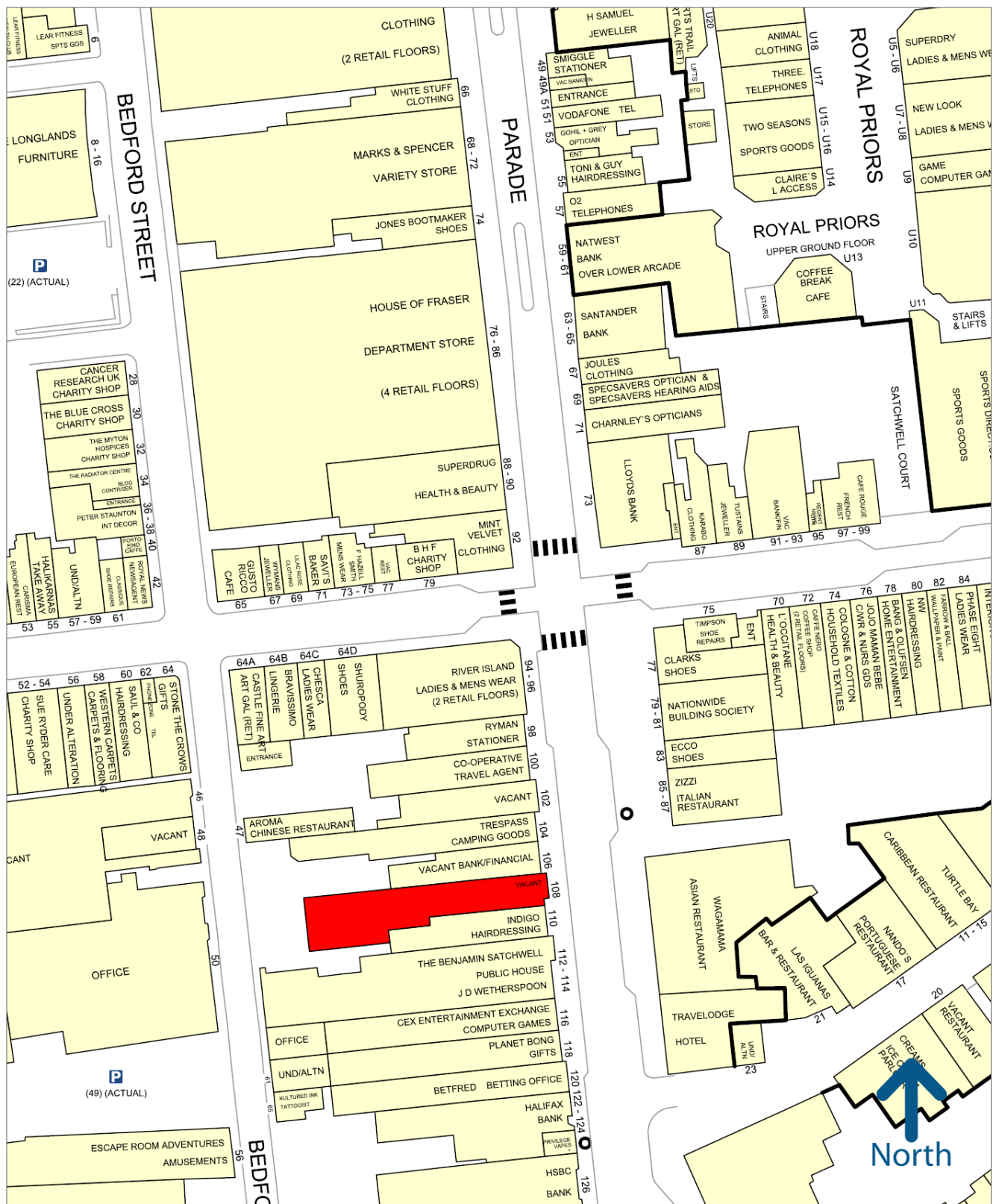
Ground Floor Sales from middle to rear



Staff Room and Kitchen



Rear Yard



Experian Goad Plan Created: 12/01/2021

Created By: RHT

50 metres



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