

TO LET

100 PARADE
LEAMINGTON SPA, CV32 4AQ



PROMINENT RETAIL UNIT

1561.41 sq ft (145.06 sq m) (Approx. Net Internal Area)

- Prominent location neighbouring Ryman and opposite Zizzi and Wagamama
- Large Open Plan Retail Unit
- Rear Access and Car Parking

RENT: £55,000 PER ANNUM

LOCATION

The subject premises are located at the south end of The Parade close to the prime pitch.

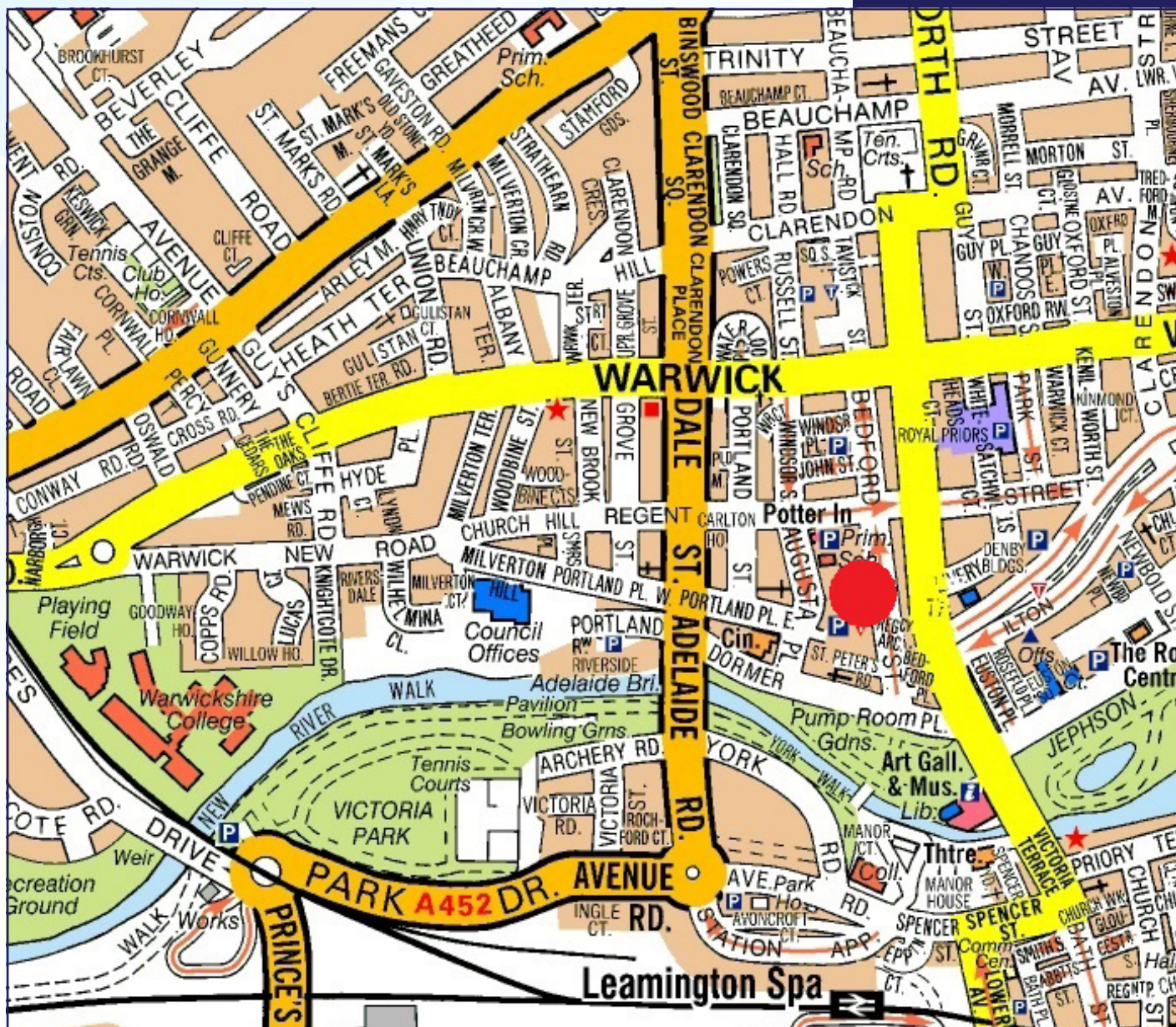
Nearby occupiers include Lloyds bank, Crew Clothing, Ecco, Zizzi, Nationwide, Superdrug, Lloyds Bank, Ryman and, Wagamamma.



DESCRIPTION

The retail unit comprises the ground floor of a Grade II Listed building with rear extensions. The accommodation has a single level floor throughout and has been constructed in an open plan format with a net internal width of 19ft (5.8m) and an overall depth of 100ft (30.5m). There are partitions in place that could be removed or altered to suit the incoming tenant. The unit is well fitted to include air conditioning, suspended ceiling and lighting and is therefore could be occupied quickly, subject to a tenants requirements. There is also a basement storage area accessed via a trap door which in effect therefore means it is unused. To the rear of the unit adjacent to the double door loading access are two WC's adjoining which the previous tenant fitted out a kitchenette and staff area. To the rear of the unit is a yard and car park, accessed from Bedford Street. The area can comfortably accommodate three or four cars plus space for lorry/van unloading.

POSTCODE: CV22 4AQ



[VIEW LOCATION ON GOOGLE MAPS](#)



ACCOMMODATION

As noted the property has a net internal width of 19ft and an overall depth of 100ft. The overall net letable area is 806 sq.ft. (123 sq.m.)

	SQ M	SQ FT
Ground floor retail, kitchen and toilets	145.06	1561.41
Basement (not inspected)		
TOTAL Approx. Gross Internal Area	145.06	1561.41

Includes 4 car parking spaces

LEASE TERMS

The retail unit is offered on a new full repairing and insuring lease for a term of years to be agreed.

RENTAL

£55,000 per annum exclusive of VAT.

RATING ASSESSMENT

We are advised that the property has a current Rateable Value of £39,500.

COSTS

Each party to be responsible for their own legal and professional costs.

RENTAL DEPOSIT/GUARANTOR

The ingoing tenant may be required to provide either a rent deposit or Guarantor or both, subject to the strength of tenant covenant/Landlords discretion.



ENERGY PERFORMANCE CERTIFICATE

D (88)

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

LEGAL COSTS

The ingoing tenant will be responsible for Landlords' reasonable costs.

TENURE

Available to let on a new lease.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: RA167 Date: 05/22

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

harrislamb
PROPERTY CONSULTANCY

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