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Reeves
commercial property experts

**Interesting Town
Centre Development
Site For Sale**

7 Bedford Street, Leamington Spa, Warwickshire CV32 5DY

Accommodation

The site amounts to 1,631 sq.ft. (151.6 sq.m.) approx. At the moment, the Street Clothing specialist trading as Kong operates from a retail unit with ancillary storage to the rear and above with a yard to the rear. To the side of the plot is a right of way for fire escape purposes only to the building at the rear which fronts the Parade (The Works). The current property provides the following accommodation:-

Retail Area 650 sq.ft (60.41 sq.m)

Storage Area 97 sq.ft (9.01 sq.m)

First Floor Storage 293 sq.ft (27.23 sq.m)

Overall Site Dimensions Width 5.2m widening to 7.05m x Depth 24.75m

Planning consent was granted under application number W/23/0184 for the demolition of the existing building and construction of an impressive five storey modern commercial building, plans of which are available online.

The building will provide the following accommodation:-

Ground Floor 822 sq.ft. (76.39 sq.m)

First Floor 1,072 sq.ft. (99.66 sq.m)

Second Floor 1,072 sq.ft. (99.66 sq.m)

Third Floor 1,072 sq.ft. (99.66 sq.m)

Fourth Floor 896 sq.ft (83.26 sq.m)



Location

Bedford Street is located in the heart of Leamington Spa town centre, running parallel to the Parade, linking Regent Street to Warwick Street, a location with occupiers such as Marks & Spencer, Lee Longlands, bars, restaurants and business space. With the conversion of the former House of Fraser to high quality modern offices, soon to be occupied by major computer game development company Sumo Group. Leamington Spa is now an international name in this sector, home to Playground Games, Kwalee, Unit 2 Games, Pixel Toys, Ubisoft and Codemasters amongst others.

Tenure

The property is to be sold freehold subject to vacant possession. The vendor will consider a sale and lease back option on a short term basis if required.



Services

All mains services are available for connection to the site.

EPC B 43

Planning

Class E at present with planning consent, under application number W/23/0184, for a new build.

Price

Offers based on £600,000 for the freehold interest.

Rates

The rateable value for the current year is £13,000.

Legal Costs

Each party will be responsible for their own legal costs.



Drone Videos of Site

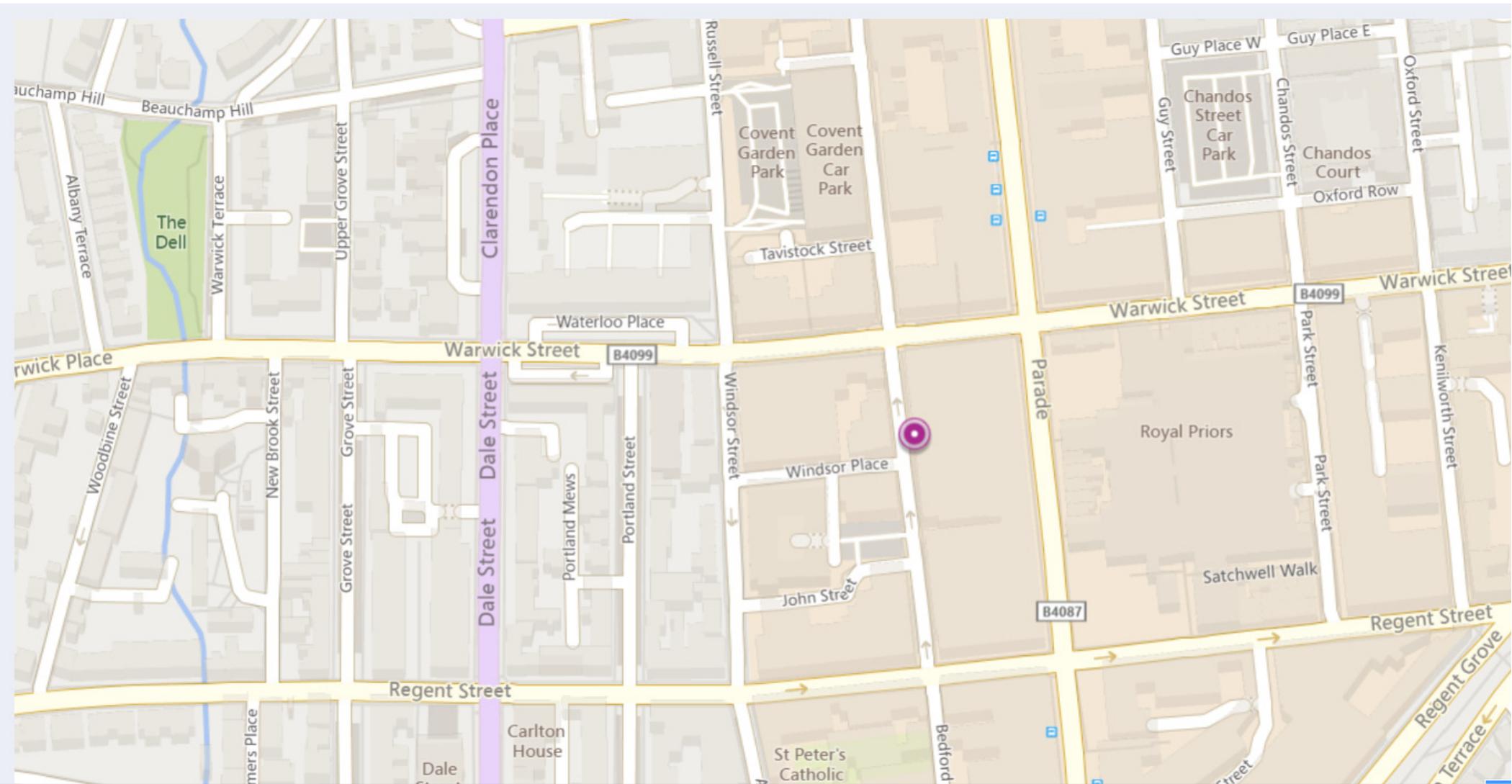
The transformation

<https://vimeo.com/76645300>

The Site

<https://vimeo.com/936321563?share=copy>





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Clarendon Place
Royal Leamington Spa
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For viewing arrangements, contact:

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