



Unit 3, 27 The Parade, Leamington Spa, Warwickshire CV32 4DE

RETAIL

- ▶ **2,983 sq ft (277.06 sq m)**
- ▶ **Prime retail position on The Parade in the heart of Leamington Spa**
- ▶ **Adjacent occupiers include Robert Dyas, Card Factory, Boots, McDonalds, Greggs and Cafe Nerro**

For enquiries and viewings please contact:



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Location

Leamington Spa is an historic town in Warwickshire served by the A444 and A425, leading to Warwick approximately 3 miles away. The A46 and M40 are both within 5 miles. Coventry is 11 miles away and Stratford Upon Avon 12 miles.

The premises are located in the heart of Leamington Spa in a central position on The Parade, a fine Regency period terrace of three storey buildings and long established as the principle shopping thoroughfare through the town.

The surrounding area has a wealth of national and quality independent retailers that sit alongside various restaurants, cafes and coffee shops, with adjacent occupiers including Robert Dyas, McDonalds, Greggs, Boots, Moss Bros, Cafe Nerro and Flying Tiger. The Royal Prior Shopping Arcade is located around the corner on Warwick Street.

Description

Double fronted retail premises with full height glazed frontage to The Parade.

The premises comprises sales areas over both the ground and first floors, that have suspended ceilings with Category 2 lighting, part laminate and tiled floors.

The second floor provides storage accommodation that is carpeted and has strip lighting throughout.

There is a service corridor to the rear of the ground floor that leads to a rear loading area off Guy Street.

Accommodation

	Sq M	Sq Ft
Ground Floor Sales	102.5	1,103
First Floor Sales	92.8	999
Second Floor Ancillary	81.8	881
Total	277.1	2,983

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

The premises has Class E (Business, Commerce & Services) consent under the Use Classes Order 1987 (as amended).

Tenure

The premises are currently held on a 10 year lease from 10th December 2025 with a 5 year tenant only break option and rent review.

A sub-lease can be offered for a term to be agreed up to 1st December 2035.

Business Rates

The property has a rateable value of £44,750. Source: VOA

Rent

Rental £38,500 per annum exclusive of VAT, service charge and business rates.

Service Charge

The tenant is responsible for a fair portion of the costs of the upkeep of the common areas

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: B (41) and is valid until 22 October 2028.

Viewings

Viewings are by appointment with sole agents Innes England

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