

# To Let

## Unit 3, 6 Parade

Leamington Spa • CV32 4DW

- Self-contained ground floor lock up shop in attractive parade of Regency buildings.
- Available early 2024.
- Accommodation Available:  
**1,047 sq ft (97.3 sqm)**

**Rent £24,950 pax**



## Location

The subject property is situated at the top of the Parade, close to the intersection with Clarendon Avenue.

The Parade is considered to be the primary retailing pitch in Royal Leamington Spa.

Notable nearby occupiers include: Hammonds Furniture, Reed Employment, Tesco, Café Nero, Robert Dyas.

## Description

Lock up retail unit with shop front and rear loading access.

2 x WCs within unit.





## Services

We understand that all mains services are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

## Planning

We understand that the property has the benefit of planning permission for User Class E purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

## Business Rates

Rateable Value: £19,250 (2023 Rating List)  
Rates Payable: £9,605.75 per annum

## Service Charge

A service charge will be levied to contribute towards the cost of communal and external upkeep and maintenance.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

## Tenure

The property is available by way of a new 5 year full repairing and insuring lease at a rent of **£24,950 per annum** excl.

Please note that all figures quoted are exclusive of VAT which is applicable.

## EPC

B48 - A copy can be made available upon request.

## Legal Costs

Each Party will meet their own legal and professional costs.

## Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

**Bill Wareing** FRICS T 01926 430700 • M 07715 001018  
E [bill.wareing@wareingandcompany.co.uk](mailto:bill.wareing@wareingandcompany.co.uk)



## Wareing & Company

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