

PRIME SHOP TO LET SUBJECT TO VACANT POSSESSION LEAMINGTON SPA 77 THE PARADE



CONFIDENTIAL, STAFF UNAWARE

Description

The premises are situated in a busy location along The Parade next to the junction with Regent Street and in proximity to the Royal Priors Shopping Centre. The subject unit is adjacent to **Nationwide**, whilst nearby retailers include **Mint Velvet**, **River Island**, **Superdrug**, **Eco Shoes**, **Mountain Warehouse**, **Zizzi** and **Wagamama**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged on ground and basement floors, having the following approximate areas and dimensions;

Gross Frontage	31 ft 1 in	(10.69 m)
Net Frontage	33 ft 5 ins	(10.19 m)
Ground Floor	1,612 sq. ft.	(149.76 sq. m)
Basement Storage	929 sq. ft.	(86.31 sq. m)

Lease

The premises are available subject to vacant possession on a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

Upon application.

Service Charge

The current service charge for the financial year is £8,999 per annum.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£63,500
UBR (20/21)	0.512p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of E 115. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Availability

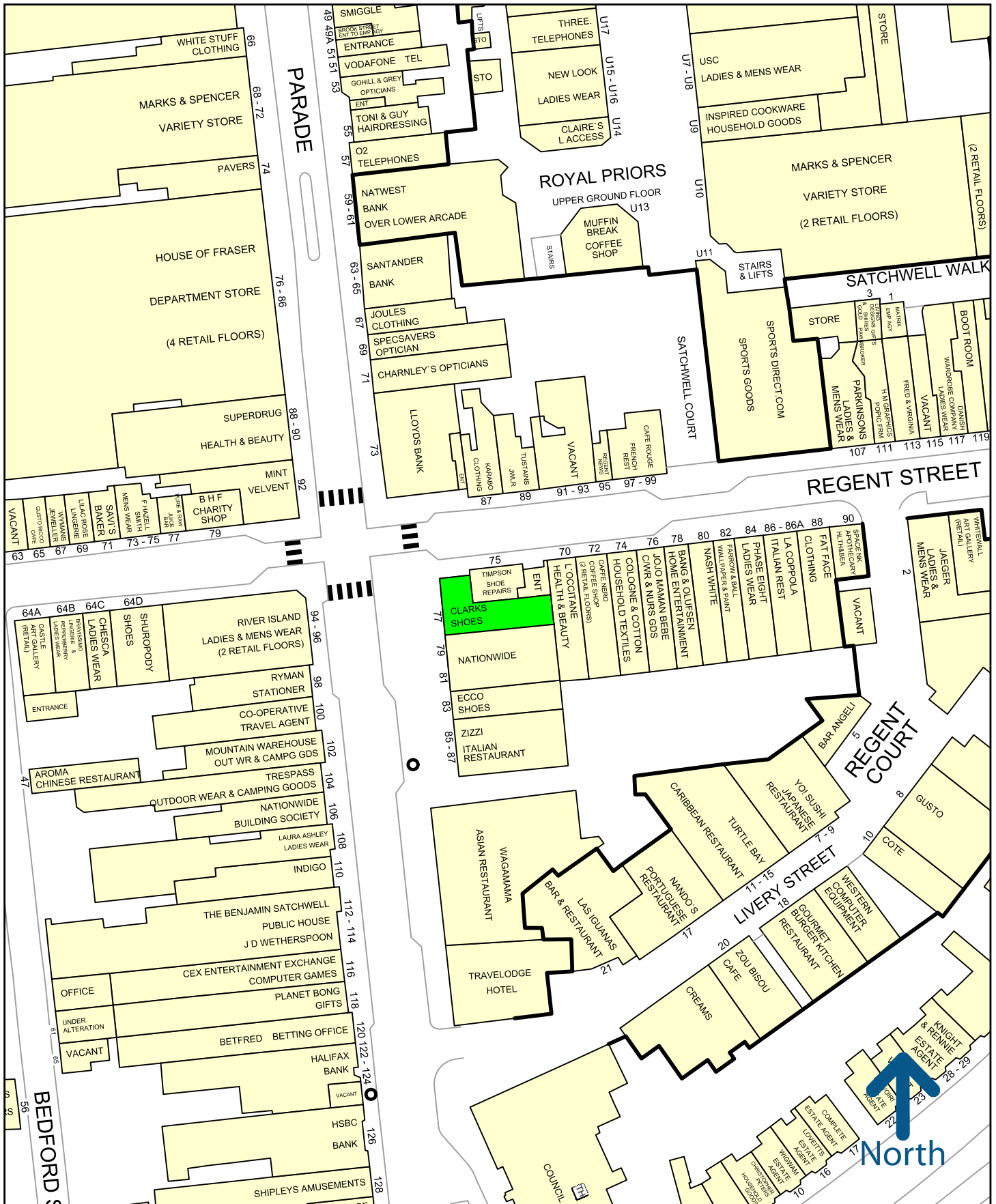
The premises are confidentially available and staff are unaware. The property is offered on a new lease subject to vacant possession.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Subject to Contract



Experian Goad Plan Created: 01/02/2019

Created By: Green and Partners