



## 94-96 The Parade Leamington Spa

- Prime location
- Extensive frontage
- 387 sq m on ground

### Prime lease for sale

#### Location

The property is situated in a prime position on The Parade, benefitting from an imposing return frontage onto Regent Street. The property is adjacent to Ryman Stationers and opposite Mint Velvet. Other nearby retailers include House of Fraser, Marks & Spencer, Joules, L'Occitane and Clarks Shoes.

#### Description

The property is arranged over three floors; Ground Floor, First Floor and Basement Store.

#### Tenure

The property is held by way of a 15 year full repairing and insuring lease expiring 24 March 2022. The lease is inside the provisions of the Landlord and Tenant Act.

#### Rent

£275,000 per annum exclusive.

#### Accommodation

Approximate net internal areas:

Frontage	48 ft	14m
Return	88 ft	26m
Ground Floor	4,164 sq ft	387 sq m
Basement	3,355 sq ft	311 sq m
First Floor	5,261 sq ft	489 sq m

**Total: 12,780 sq ft 1,187 sq m**

(Interested parties are advised to verify these areas on site by prior appointment)

#### Incentives

Substantial Incentives available to a suitable assignee, subject to status.

#### Business Rates

Rateable Value	£191,000
Rates Payable (19/20)	£96,264

Interested parties should make their own enquiries with Warwick District Council (01926 412 496).

#### VAT

All figures are quoted exclusive of VAT, if applicable.

#### EPC

The Energy Performance Certificate for the unit is available upon request.

#### Viewing

Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs:

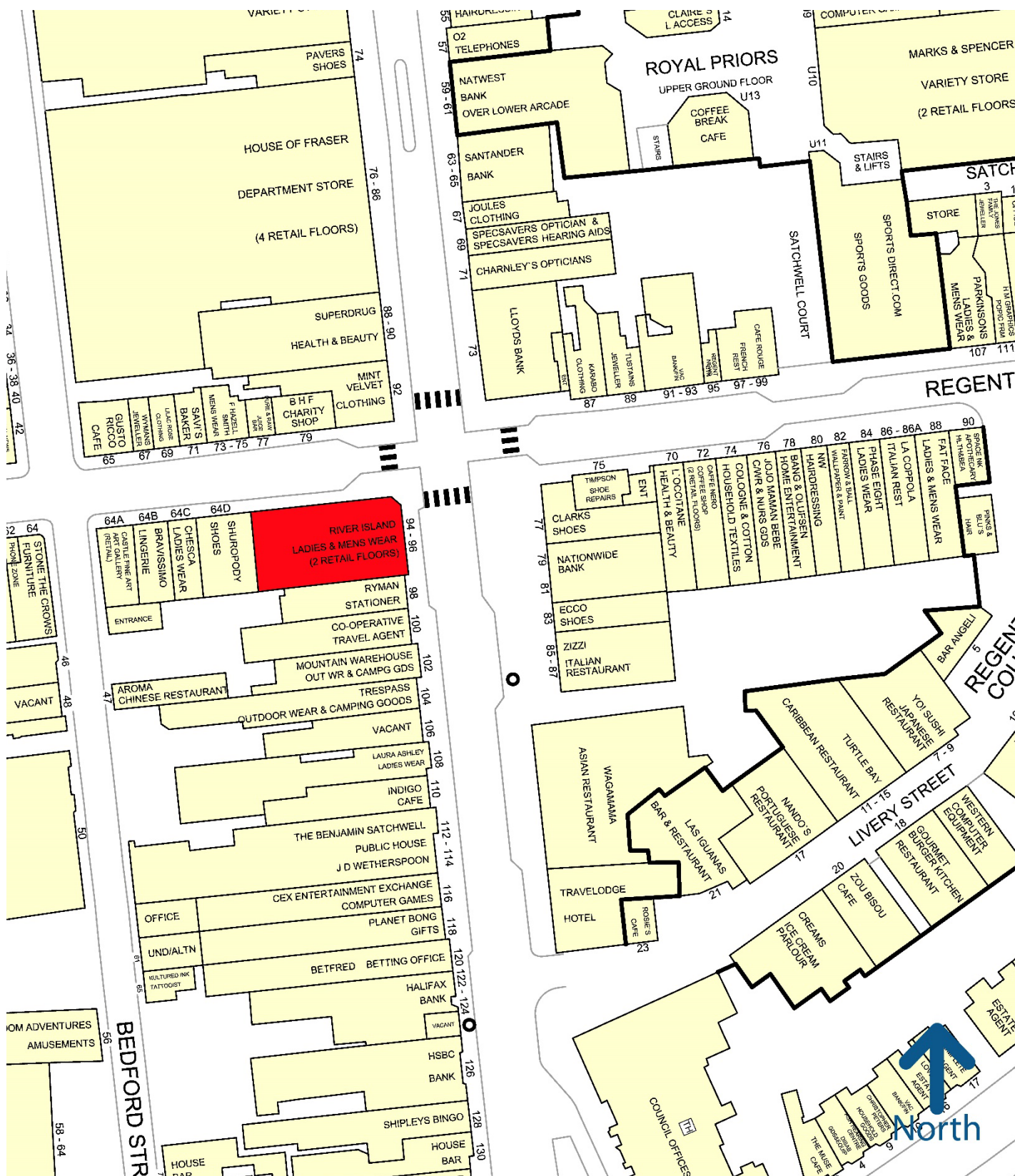
#### Subject to contract

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