

# Lot 36, 49 The Parade, Leamington Spa, Warwickshire CV32 4BL

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)

Tenant Currently Fitting Out



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## Property Information

### Virtual Freehold Retail Investment

- Let on a New Lease to Gifted Collective Ltd Until 2027
- Attractive and Affluent Spa Town
- Prime Retail Pitch Opposite Marks & Spencer
- Adjacent to the Entrance to The Royal Priors Shopping Centre
- Neighbouring Occupiers Including H&M, WHSmith, Costa Coffee, White Stuff, Superdrug, Wagamama, JD Wetherspoon and Travelodge

#### Lot

36

#### Auction

9th May 2024

#### Rent

£27,500 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

2 miles east of Warwick, 8 miles south of Coventry and 18 miles south-east of Birmingham

#### Roads

M40, A46, A452, A445, A425

#### Rail

Leamington Spa Rail

#### Air

Birmingham International Airport

### Situation

Royal Leamington Spa is an attractive and affluent Warwickshire town. The property is situated in a prime retailing position on The Parade opposite Marks & Spencer and close to the main entrance to the Royal Priors Shopping Centre. Neighbouring occupiers include H&M, WHSmith, Costa Coffee, White Stuff, Superdrug, Wagamama, JD Wetherspoon and Travelodge.

### Tenure

Virtual Freehold. Held for a term of 999 years from 25/07/2023 at a peppercorn rent.

### EPC

Band D

### Description

The property comprises ground floor retail accommodation and ancillary accommodation in the basement. The retail unit benefits from a return frontage. The property forms part of a larger attractive Grade II listed period building.

### VAT

VAT is applicable to this lot.

### Completion Period

Six Week Completion

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Reversion
Ground Basement	Retail Ancillary	58.36 23.84	(628) (257)	GIFTED COLLECTIVE LTD (t/a The Gifted Shop) (CRN: 13404553)	3 years from 26/03/2024	£27,500	25/03/2027
<b>Total Approximate Floor Area</b>		<b>82.20</b>	<b>(885)</b>			<b>£27,500</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.gov.uk/find-business-rates>)

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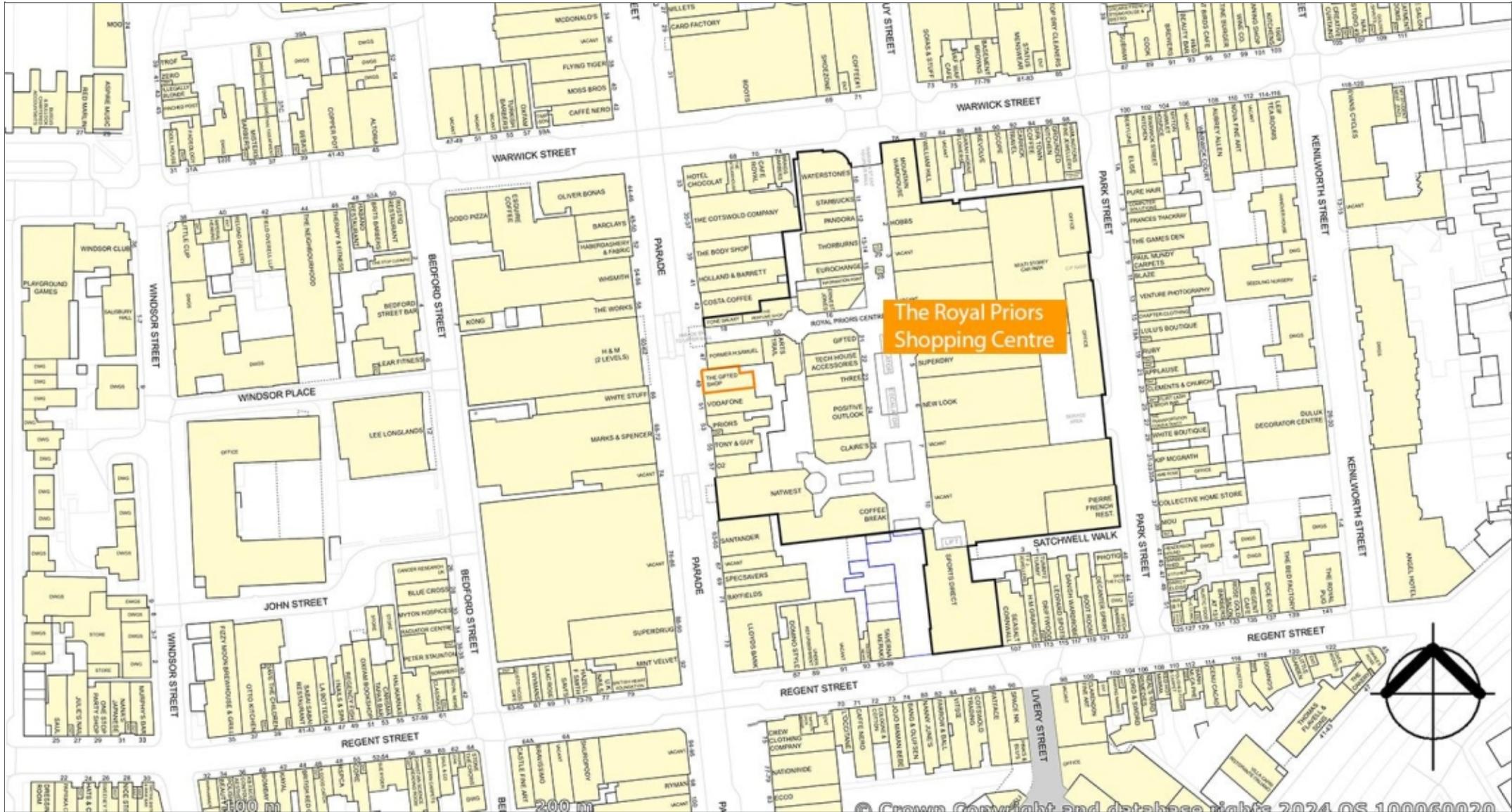
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## Contacts

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2024