

FOR SALE

98 The Parade, Leamington Spa, CV32 4AQ

INCOME PRODUCING SINGLE LET RETAIL
UNIT TO NATIONAL OCCUPIER TENANT
with residential redevelopment potential available as a freehold sale.

£470,000

plus VAT



Nearby retailers:

Travelodge

Zizzi


CREW CLOTHING COMPANY


TRESPASS®

- Prominent Town Centre location
- National occupier tenant: Ryman
- Four Storey building let by single tenant Ryman Ltd
 - Generates a rental income of £50,000 per annum.

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A GREAT PLACE TO SHOP

The property comprises a four-storey building of brick-built construction currently occupied by National retailer Ryman Ltd. The property would benefit from a multitude of residential, retail, food and beverage, leisure and office uses S.T.P



Town Centre location



Adjacent to prime retail pitch The Parade Close.

Tenancy Schedule

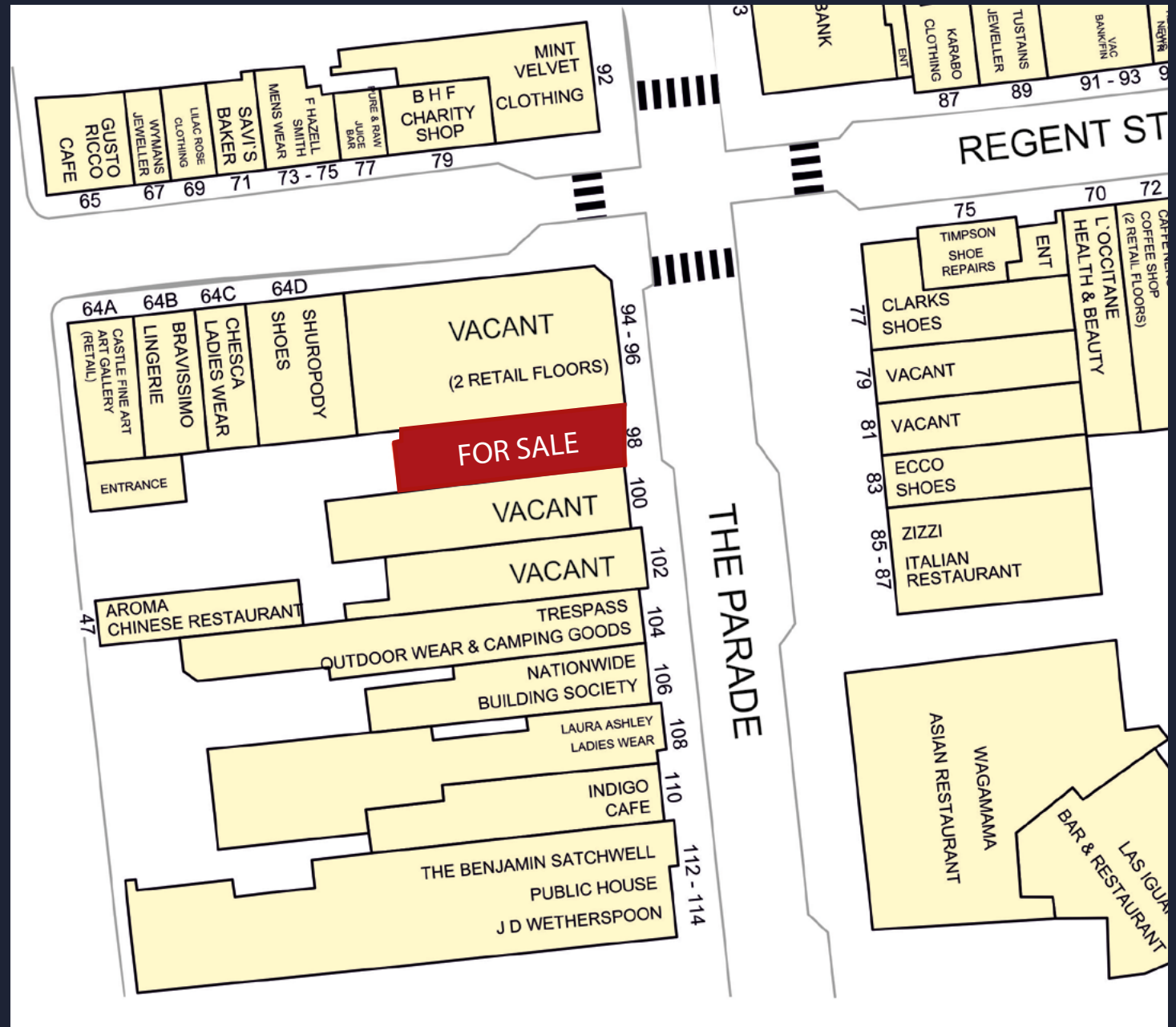
Unit	Occupied/Vacant	Start Date	Term (yrs)	End Date	Rent (£)	Area Sq Ft	Use / Comments
98 The Parade	Ryman Ltd.	17-12-2018	5	16-12-2023	50,000	3,464	Stationers
TOTAL					50,000	3,464	



GREAT RETAIL OPPORTUNITIES

Description

This property holds a prominent position in the Town Centre and is currently occupied by the national tenant Ryman. Its strategic location is in close proximity to well-known businesses like Zizzi, Crew Clothing, and Trespass. The four-story building is exclusively leased by Ryman Ltd, contributing to a solid rental income of £50,000 per annum.



PROMINENT RETAIL LOCATION

Location - CV32 4AQ

The property is prominently located in the Town centre at the south end of The Parade a prime retail pitch. Leamington is renown for its wide range of specialist shops, food and beverage offerings and major retail occupiers. With easy access to junctions 12 and 14 of the M40 providing direct access to Warwick, Coventry, and Stratford.



SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs.

VIEWING

Strictly via prior appointment with the appointed agents:



*Potential occupiers to make own enquiries to clarify accuracy of data

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Bradley Walker
M: 07971 757229
E: BWalker@lcpproperties.co.uk