

For Sale

Retail Investment



160-164

The Parade, Leamington Spa CV32 4AE

BROMWICH
HARDY
024 7630 8900
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🏠 7,438 Sq Ft
£ £850,000 Offers in Excess of

Key Features

- Situated on the premier retailing street in Leamington
- Let to 3 tenants, generating an income of £71,500 per annum
- Well presented Georgian properties
- Seeking offers in excess of £850,000



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Location

The Parade is the premier retail and leisure street in Leamington Spa, a highly affluent and picturesque spa town in Warwickshire. The town is served by a mainline train station providing services into London and Birmingham. By road, it is situated a short distance to the east of the A46 which connect in turn to the M40, M69 and M6 motorways.

Description

The property comprises three terraced units, let to three individual commercial tenants producing a combined income of £70,500 p.a. which we summarise below:

- 160 Parade - let to A Plan Insurance Group for a term of 10 years expiring 11/12/20027 at a rent of £23,500 p.a.
- 162 Parade - let to Hamesh Antique Furniture Ltd for a term of 3 years, expiring 10/01/26 at a rent of £25,000 p.a.
- 164 Parade - let to Reynolds Interiors Ltd for a term of 5 years, expiring 28/09/28 at a rent of £22,000 p.a.

In addition the upper parts have been converted to 10 flats and have been sold off on long leaseholds. The total ground rent is £1,000 per annum.

Tenure

Freehold

VAT

This property is registered for VAT (Value Added Tax).

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With over 250 years
of combined
experience, trust
Bromwich Hardy to
safeguard your
commercial property.



Service Charge

Further information available upon request.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Viewing

Strictly by appointment with the agent Bromwich Hardy.

Ed Bunbury

Contact us with any queries about the property or to book a viewing

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