



# Investment Sale

52 The Parade, Leamington Spa, CV32 4DD.

**FOR SALE BY AUCTION ON 14th DECEMBER 2022 UNLESS SOLD PRIOR  
6-WEEK COMPLETION AVAILABLE**

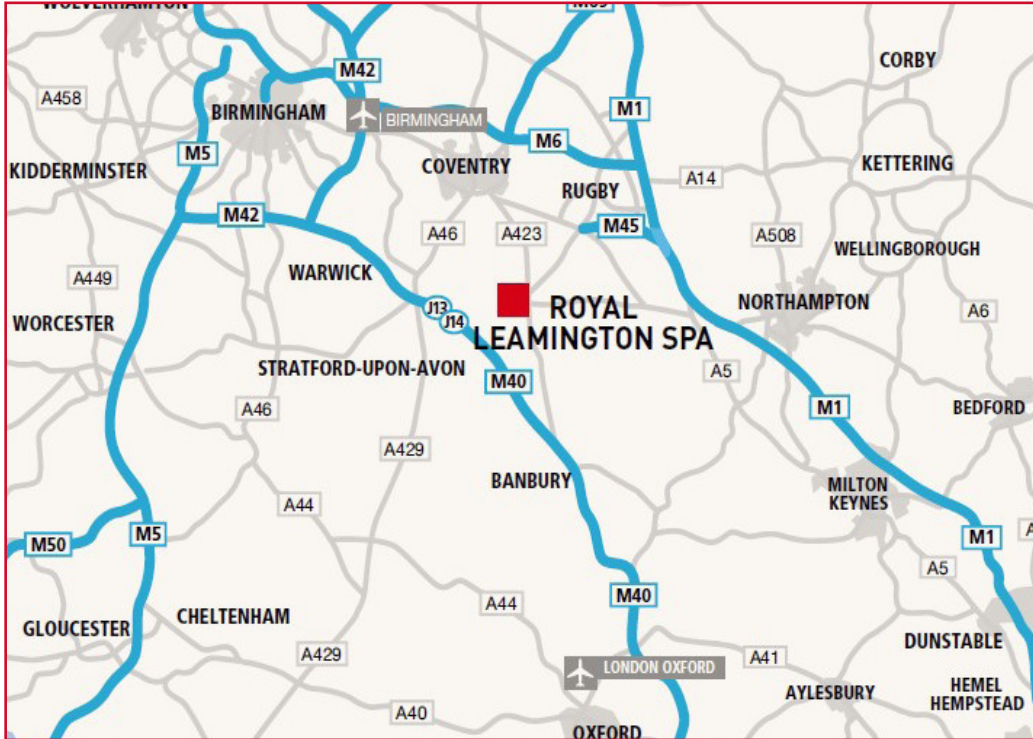
- Prominent freehold retail investment opportunity
- Located in Prime Trading Position close to Marks & Spencer and H&M
- Future potential for conversion of upper floors (subject to planning permission)
- Currently let to Haberdashery Fabrics Ltd on a lease expiring 24 February 2026
- Passing rent - £30,000 per annum.
- Guide price - £475,000+ - Net initial yield of 6.04%





LOCATION

Royal Leamington Spa is an affluent spa town in the county of Warwickshire. The town is located approximately 3 miles east of Warwick, 10 miles south of Coventry and 20 miles south east of Birmingham. Royal Leamington Spa benefits from excellent road communications with direct access to the M40 (Junctions 13, 14 and 15). The M6, to the north (Junction 3) and the M1, to the east (Junctions 16 and 17), are also within easy reach. The town's National Rail station provides direct services to Oxford (35 minutes), Birmingham (Moor Street, New Street, Snow Hill and International stations: 35 minutes, or less) and London (Marylebone and Euston: 1 hour and 20 minutes). Birmingham Airport is located approximately 16 miles north west of the town, offering a wide variety of domestic and international flights.



SITUATION

The property occupies a prominent location on The Parade, Leamington Spa's primary retailing pitch, close to the junction of Warwick Street.

DESCRIPTION

The subject property comprises an attractive four storey, mid terraced building of Regency architecture, providing a total of approximately 1,945 Sq Ft.

The property is currently arranged to provide retail accommodation on the ground floor with ancillary office, storage and staff accommodation located on the First and Second floor. The third floor is currently separated off and has not been included within our measurements.

RETAILING IN LEAMINGTON SPA

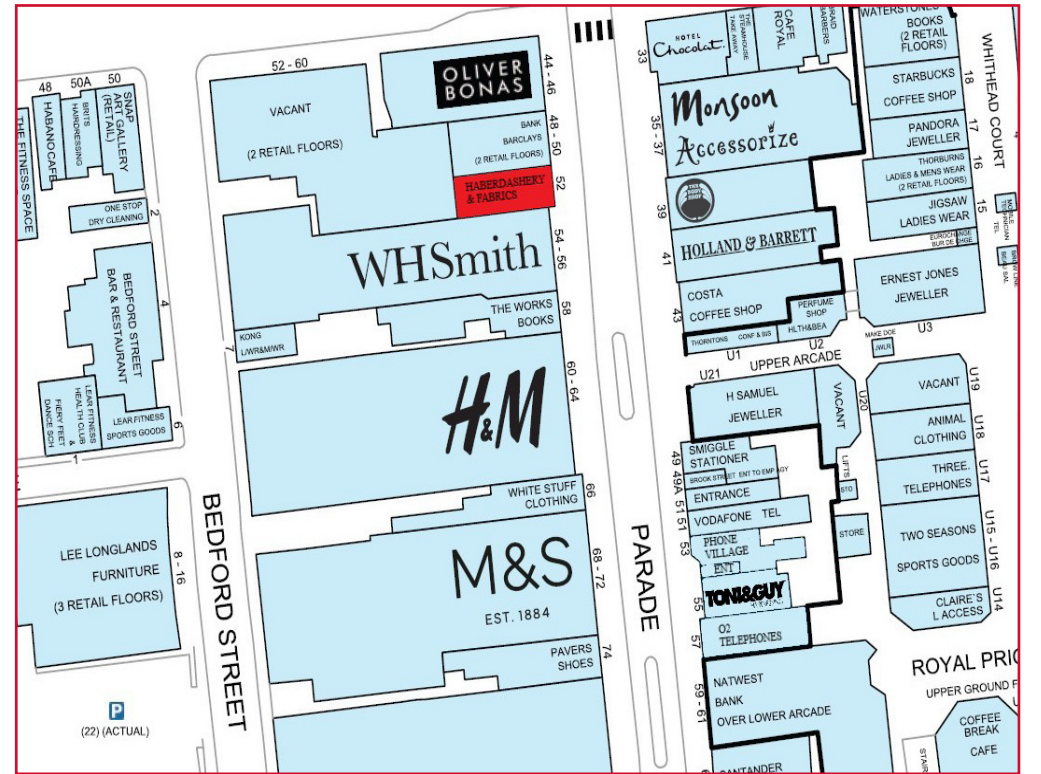
Royal Leamington Spa offers an attractive retailing environment, boasting Regency architecture set along boulevard style streets. The town's relatively tight prime pitch is situated on Parade, between Warwick Street and Regent Street, home to numerous national retailers, including H&M, The Body Shop, Monsoon/Accessorize, Joules, Mint Velvet and Hotel Chocolat. The local affluent population is well catered for by an excellent range of higher end retailers, including Jaeger, Farrow & Ball, Space NK and Bang & Olufsen.

Royal Priors is the town's dominant shopping centre, providing approximately 130,000 sq ft of accommodation, accessed via Parade and Warwick Street and is anchored by Gap, Topman/Topshop and M&S. Regent Court, situated south of Royal Priors, is a smaller, open air scheme, with a strong dining quarter and representation from numerous national chains, including Côte Brasserie, Gourmet Burger Kitchen, Las Iguanas, and Wagamama.

CATCHMENT & DEMOGRAPHICS

Royal Leamington Spa has an affluent local population of 55,733 persons. Approximately 15% of the local adult population are classified as being in the highest socio-economic group, comparing favourably to the UK average of 10% (NS-SeC - 2011 Census, O.N.S.).

Retail expenditure is boosted by the town's large student population, comprising students of the University of Warwick and Coventry University.







## TENANCY

The property is to be sold subject to an occupational lease to Haberdashery & Fabrics Ltd on a full repairing and insuring lease until 24th February 2026, at a passing rental of £30,000 per annum.

## TENURE

Freehold, subject to the existing tenancy.

## ACCOMMODATION

The accommodation comprises the following approximate areas. Please note that the third floor is currently separated off and has therefore not been included within our measurements:

Description	Sq ft	Sq M
Ground floor	911	84.63
First floor	846	78.60
Second Floor	170	15.79
Third floor		
<b>Total</b>	<b>1,945</b>	<b>180.70</b>

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

## EPC

Available upon request.

## VALUE ADDED TAX

We are advised that VAT is payable, although it is anticipated that the transaction will be dealt with by way of a TOGC.

## LEGAL COSTS

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

Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property.

A director of Bond Wolfe has a vested interest in this property.



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