



**RETAIL INVESTMENT FOR SALE**

**160-164, THE PARADE, LEAMINGTON SPA, CV32 4AE**

For Sale: Offers in excess of £850,000

7,438 sq ft (691.01 sq m)

## Description

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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.

## Summary

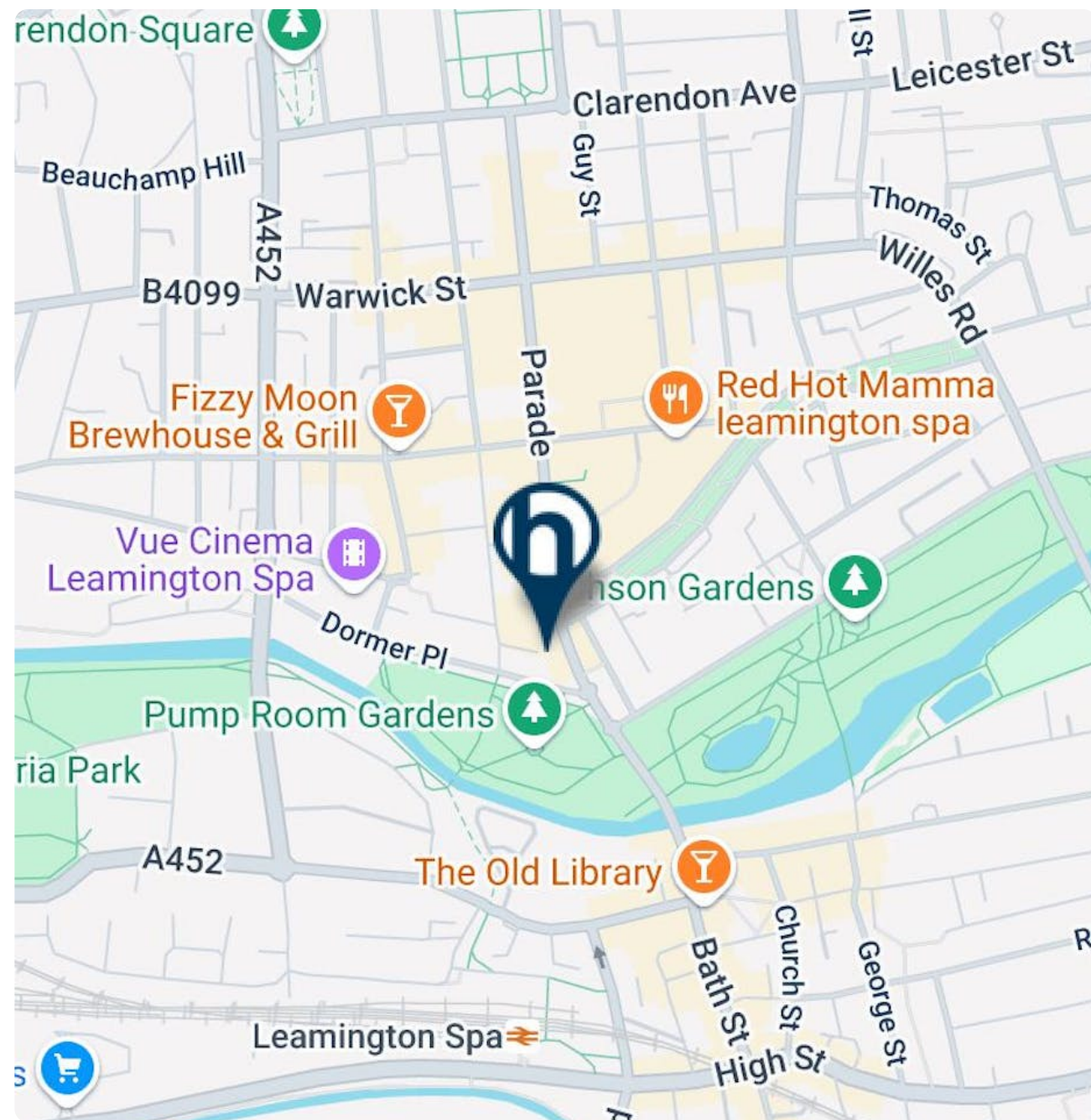
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- Situated on the premier retailing street in Leamington
- Let to 3 tenants, generating an income of £71,500 per annum
- Well presented Georgian properties
- Seeking offers in excess of £850,000



## 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.



## GALLERY



## TERMS

Freehold

## VAT

Applicable

## LEGAL FEES

Each party to bear their own costs

## ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

## VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

## CONTACT



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