

Peter Clarke



Upper Floors, 18-20 Parade, Leamington Spa, CV32 4DW

£1,500,000

For Sale Freehold

A substantial Grade II Listed town centre building with planning consent for conversion to nine apartments with a proposed GIA of 6834 sq.ft. Private car park to the rear.



LEAMINGTON SPA is a thriving Spa town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands as well as the M40 motorway and surrounding train stations providing good access to London. Stratford-Upon-Avon and the Cotswolds are close to hand.

18-20 PARADE is situated at the northern end of the Parade in a prime town centre location.

DESCRIPTION An impressive, substantial Grade II Listed Regency building with accommodation arranged over four floors. The property, which is offered with vacant possession, presently comprises offices with upper ground floor reception and entrance offering accommodation with a wealth of character throughout. There are presently two internal staircases. There is a private car park to the rear.

Benefitting from a planning consent for the conversion to nine self-contained apartments.

The ground floor retail unit and former basement hairdressers are to be retained by the vendor, albeit they could be purchased in addition by separate negotiation.

PLANNING Detailed planning consent is granted for the change of use from existing offices on all floors at 18 Parade and first, second and third floors only at 20 Parade to create nine self-contained apartments (the Decision Notice refers to ten, but the plans have been amended to provide nine units). Planning Ref: W/20/1240 Warwick District Council dated 31st July 2021.

The proposed apartments are shown, together with the floor plans. Please note that all measurements/floor areas are indicative and may vary according to build specification.

BASIS OF SALE The Freehold is offered for the whole at a price of £1,500,000. The vendors are to retain the ground floor retail unit and its basement of No. 20 Parade and the former hairdresser's basement of No. 18 Parade. Both are to be held on 999-year ground leases at peppercorn ground rent.

FURTHER INFORMATION Additional information is available electronically and includes:

- * Original Planning Consent
- * Proposed Floor Plans
- * Existing Elevations
- * Design & Access Statement



PROPOSED ACCOMMODATION SCHEDULE

Development schedule [based of drawings PA/10. PA/11. PA/12. PA/13A]

| | | Apt | Description | Sq.ft |
|--------------|--------------|------------|--------------------|--------------|
| 18 Parade | Ground Floor | 1 | 1 bed | 804 |
| | First Floor | 2 | 1 bed duplex | 457 |
| | | 4 | 1 bed | 802 |
| | Second Floor | 7 | 2 bed | 830 |
| 20 Parade | Third Floor | 9 | 2 bed | 879 |
| | | 5 | 1 bed duplex | 428 |
| | 6 | 1 bed | 856 | |
| | Second Floor | 8 | 2 bed | 857 |
| | Third Floor | 10 | 2 bed | 921 |
| Total | | 9 | | 6834 |



GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES Purchasers are advised to make their own enquiries as regards the provision of services. Mains water, drainage, electricity and gas are currently connected to the building.

RIGHTS OF WAY The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not, particularly including the passageway to the side of No. 20 from Parade to the rear Council car park.

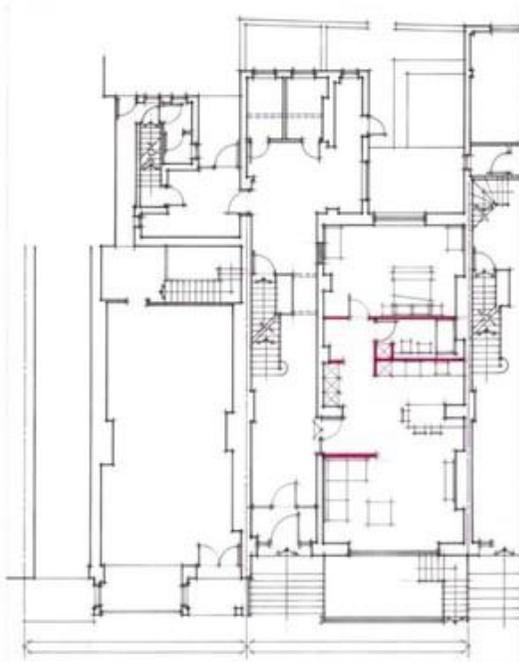
VIEWING: By Prior Appointment with the Selling Agents. A video tour is also available.

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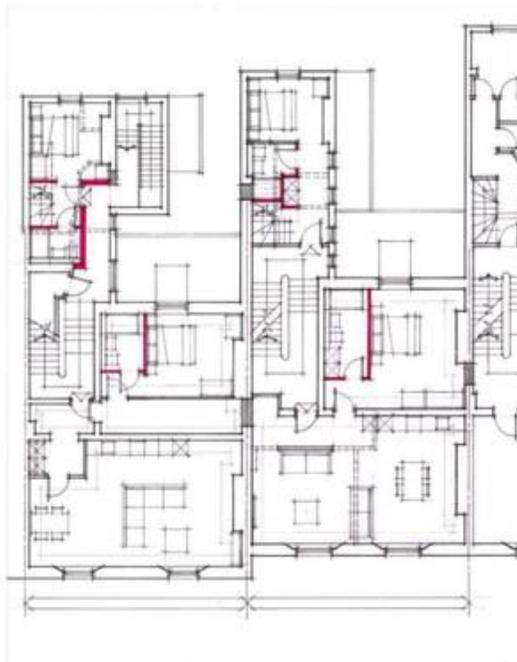
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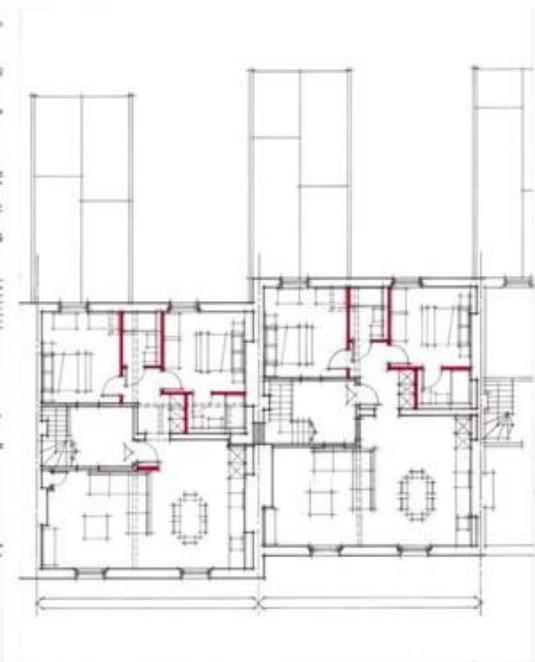
Ground floor



First floor



Second floor



Third floor

DISCLAIMER: Peter Clarke & Co LLP 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 lessors, and do not 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 without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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