

To Let

(SU15) 3 Livery Street, Regent Court
Leamington Spa • CV32 4NP

- Retail unit in sought after Restaurant Quarter.
- Prime location close to Cote, Bar Angeli and Space NK.
- Available immediately.
- Accommodation Available:

549 sq ft (51 sqm)

Rent £20,000 pax



Location

The property is situated in Regent Court, which is widely regarded as the Town's restaurant quarter, just off the popular retailing pitch of Regent Street, right in the heart of Leamington Spa town centre and a short distance from The Parade (the town's primary retailing pitch).

Royal Leamington Spa is an attractive and affluent Spa town located in the heart of Warwickshire, approximately 2 miles east of Warwick, 8 miles South of Coventry and 18 miles southeast of Birmingham.

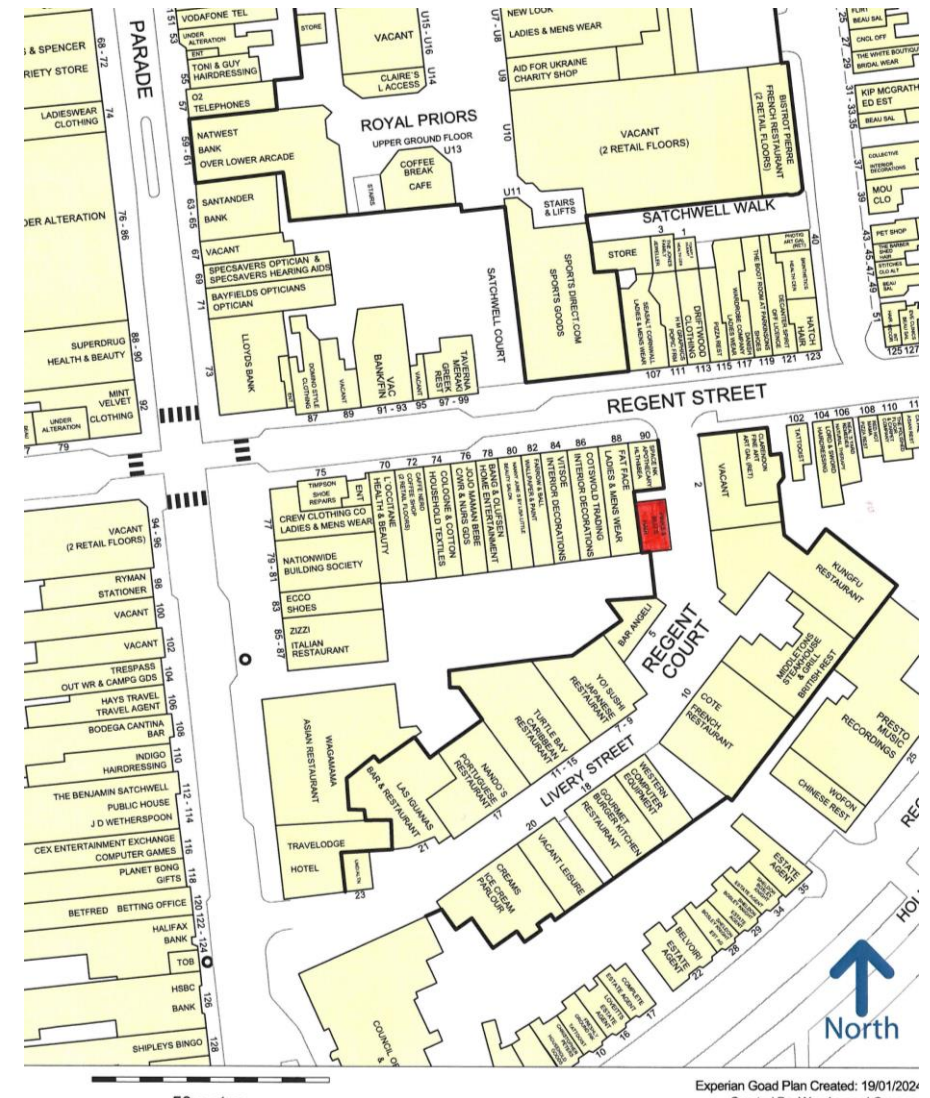
The town provides an attractive retail environment, comprising Regency and Victorian architecture set along wide, boulevard style streets. The town boasts a wide range of major national retailers as well as high end boutique style retailers and strong independent provision for both fashion and speciality shopping.

The surrounding area largely comprises a mixture of residential and commercial premises and is a popular location amongst retailers and restaurateurs. Notably occupiers include: Nando's, Turtle Bay, Gourmet Burger Kitchen, Cote, Yo Sushi and Wingers.

Description

Specification Includes:

- Ground floor lock up shop fully fitted.
- WC.
- Modern shop front.
- Floor area 549 sq ft (51 sqm).



Services

We understand that all mains services are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

We understand that the property has the benefit of planning permission for User Class E purposes (Retail Use).

Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Business Rates

Rateable Value: £17,500
Rates Payable: £8,732.50 per annum (2023 Rating List)

Service Charge

A service charge will be levied to contribute towards the cost of communal and external upkeep and maintenance and this figure is currently £4,898.35 per annum.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Tenure

The property is available by way of an assignment of the existing lease at a rent of **£20,000 per annum**, for a term expiring 12 July 2028.

Alternatively, the property can be taken on a new lease, terms of which to be agreed.

EPC

TBC.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Bill Wareing FRICS
T 01926 430700 • M 07715 001018
E bill.wareing@wareingandcompany.co.uk



Wareing & Company

38 Hamilton Terrace, Holly Walk,
Leamington Spa Warwickshire CV32 4LY
www.wareingandcompany.co.uk

