

To Let/For Sale

135 Regent Street

Leamington Spa • CV32 4NX

- Ground Floor, Self-Contained, Lock-up Shop/Café Unit.
- Available to purchase long leasehold – price on application
- Or Available Immediately on New Lease.
- Prominent Town Centre Location with High Footfall.
- On Road Pay & Display Parking.
- Accommodation Available:
542 Sq. Ft. (50.36 Sq. M.)

Rent £22,000 pax



Location

The property is located on Regent Street situated between the intersections of Park Street and Kenilworth Street.

The unit is situated right in the heart of the town centre, a short walk from the Parade, the town's primary retail pitch and adjacent to the entrance to Regent Court, the town's main restaurant quarter. Nearby tenants include Taverna Meraki, Giggling Squid, Café Nero, Jojo Mama, Bang & Olufsen and Farrow & Ball.

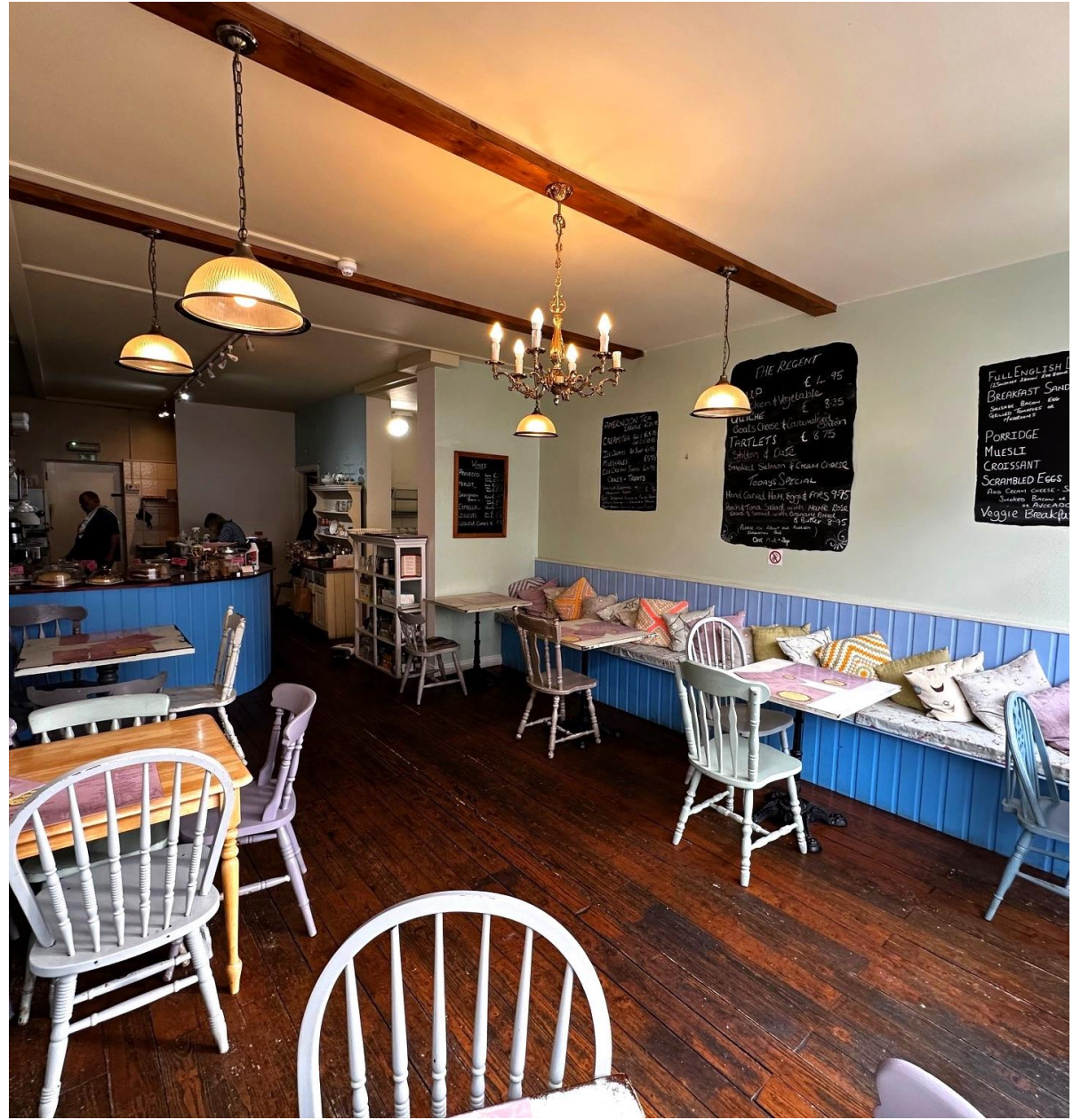
There is Pay & Display parking directly outside the property on Regent Street which extends to Regent Grove and Park Street, as well as the Royal Priors multi-storey car park (450 spaces).

Description

Specification Includes:

- Self-contained, ground floor, lock-up shop which currently trades as a café.
- Shop width 4.62m x 11.51m with a floor to ceiling height of 2.95m.
- Rear of property comprises, kitchenette & WC.
- Rear pedestrian access.
- The property has a single glazed shop front window set withing a timber frame.
- Internally, the property benefits from wooden flooring, a mixture of pendent and spot lighting. Other F&F may be available by way of separate negotiation.





Services

We understand that mains electricity, water and drainage 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. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Business Rates

Rateable Value: £6,400 (2023 Rating List)
Rates Payable: £3,200

Subject to occupational status, it is envisaged occupiers may benefit from some Small Business Rates Relief.

Service Charge

A service charge will be levied to contribute towards the cost of communal and external upkeep and maintenance.

Buildings insurance will be re-charged via the landlord on a pro rata sq ft area. The amount this year is £652 plus VAT.

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 a new effective full repairing and insuring lease by virtue of a service charge at a rent of **£22,000 per annum** plus VAT.

The tenant will maintain the shop front and fascia as well as insure the plate glass window.

Alternatively, the property is available for sale by way of a long leasehold interest at a quoting price of £245,000 excl.

EPC

C58- A copy can be made available upon request.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Jonathan Blood MRICS

T 01926 430700 • M 07736 809963

E jonathan.blood@wareingandcompany.co.uk



Wareing & Company

38 Hamilton Terrace, Holly Walk,
Leamington Spa Warwickshire CV32 4LY

www.wareingandcompany.co.uk

