

FOR SALE

Town Centre
Retail / Residential
Investment Property

80 REGENT STREET
LEAMINGTON SPA
CV32 4NS



BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

PROPERTY HIGHLIGHTS

- Key Town Centre Retail Location
- Fully let
- Total rent of £41,820 per annum

LOCATION

The property is located on Regent Street, one of Leamington's main retail locations. Regent street bisects the Parade, running in an East-West direction. The building is directly opposite the Royal Priors shopping centre and therefore benefits from high footfall and excellent visibility from the shopping centre. Also close by is Regent Court, another busy location home to a number of restaurants and shops. Local occupiers include Caffè Nero, Nationwide and Nando's.



DESCRIPTION

The building comprises a mid-terrace period structure with a painted front elevation and pitched slated roof. There is a retail unit on the ground and lower ground floors, currently let to a Beauty Salon, with two residential flats above also fully let.

TENANCY SCHEDULE

Unit	Lease	Rent (£)
80	10 years expiring July 2025	30,000
Flat 1	AST	6,600
Flat 2	AST	5,220
Total		41,820



SERVICES

All mains services, with the exception of gas, are connected to the property.

PRICE

We are inviting offers in the region of **£525,000.** for the freehold.

V.A.T.

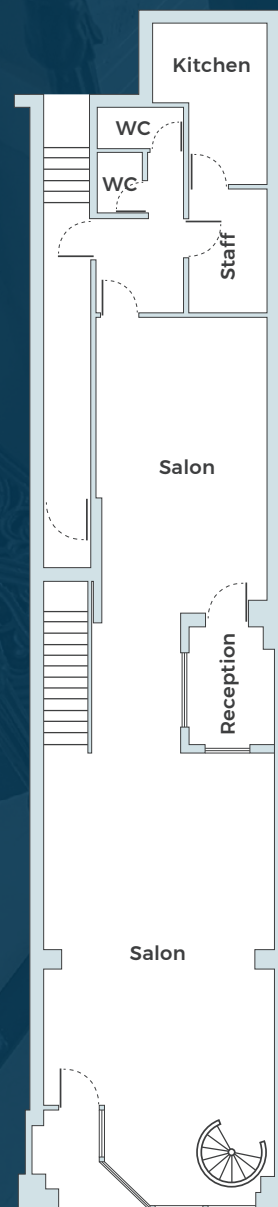
Vat is not applicable to the sale price.

LEGAL COSTS

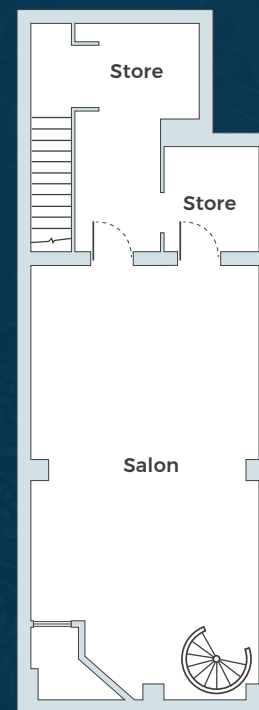
Each party will be responsible for their own legal costs incurred in any transaction.



FLOOR PLANS



Ground
Floor



Basement
Floor

ROYAL LEAMINGTON SPA - TOWN CENTRE





VIEWING

Strictly by appointment through the sole agents.

Tom Bromwich

E: tom.bromwich@bromwichhardy.com

T: 02476 308 901 | **M:** 07718 037 150

Mark Booth

E: mark.booth@bromwichhardy.com

T: 02476 308 900 | **M:** 07497 150 632



1 The Cobalt Centre, Siskin Parkway East,
Middlemarch Business Park,
Coventry CV3 4PE

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