



To Let

91-93 Regent Street

Leamington Spa • CV32 4NT

- Ground Floor, Self-Contained, Lock-up Shop Unit with Basement
- Available Q1 2024 on New Lease
- Prominent Town Centre Location with High Footfall.
- On Road Pay & Display Parking
- Unit will be Stripped to Shell ready for Occupier Fit Out
- Accommodation Available:
 - Ground 1,883 Sq. Ft. (175 Sq. M.)
 - Basement 1,022 Sq. Ft. (95 Sq. M.)

Rent £50,000 pax



Wareing & Company

01926 430700 • www.wareingandcompany.co.uk

Location

The property is located on Regent Street close to the corner of Satchwell Court which provides access to the south entrance of the Royal Priors Shopping Centre.

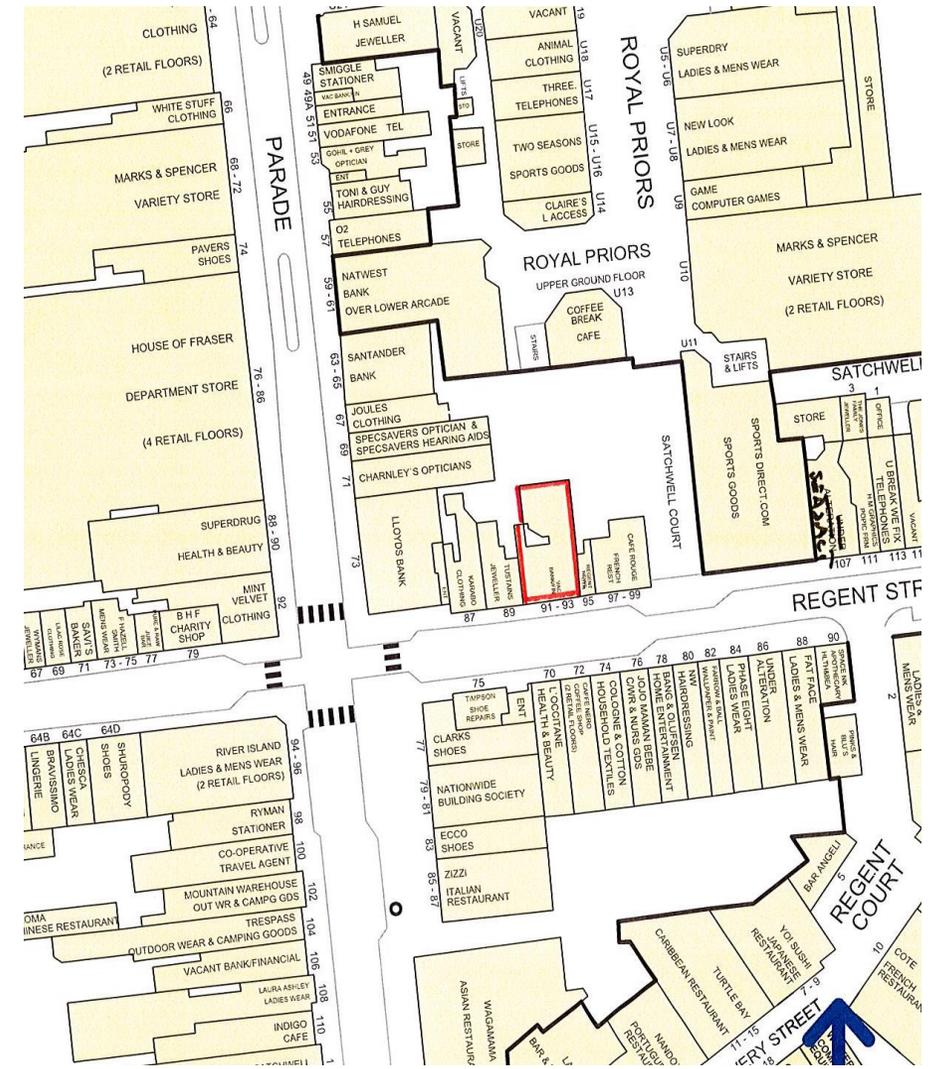
The unit is situated right in the heart of the town centre, a short walk from the Parade, the town's primary retail pitch and adjacent to the entrance to Regent Court, the town's main restaurant quarter. Nearby tenants include Taverna Meraki, Giggling Squid, Café Nero, Jojo Mama, Bang & Olusen and Farrow & 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 has recently undergone and extensive refurbishment.
- Shop width TBC x Shop depth TBC with a floor to ceiling height of TBC
- Rear of property comprises, tea-point, WC and covered walkway which can be utilised for further storage.
- There is access onto the rear service yard
- The property has a single glazed shop front window set withing a timber frame.
- Internally, the property will be handed over in a shell condition ready for occupier fit out
- There is a basement with the property.





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

Business Rates

Estimated Rateable Value: £52,508 (2023 Rating List)
Estimated Rates Payable: £26,884

Service Charge

A service charge will be levied to contribute towards the cost of communal and external upkeep and maintenance. This is thought to be in the region of £1,500 Per Annum plus VAT

Buildings insurance will be re-charged via the landlord on a pro rata Sq. Ft area. The amount TBC

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 £50,000 Per Annum plus VAT

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

EPC

E117 - 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

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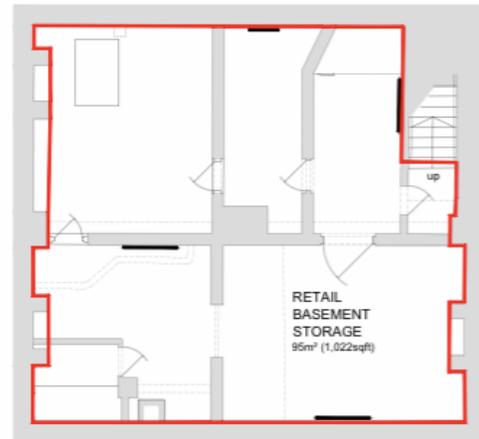
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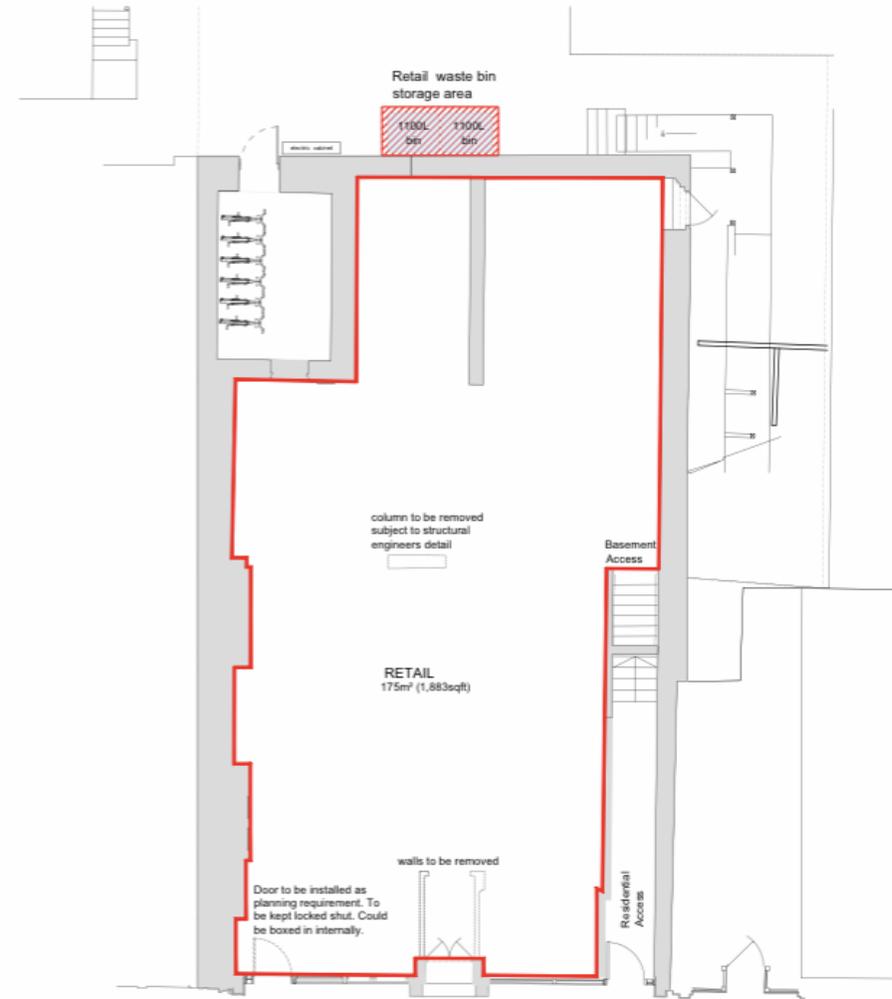
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Floorplan



BASEMENT



GROUND FLOOR