

To Let

Niche Retail Opportunity

91-93 Regent Street, Leamington Spa, CV32 4NT

For further information
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Location

Royal Leamington Spa is an affluent spa town in Warwickshire, located 30 miles south east of Birmingham, 10 miles south of Coventry and 10 miles north east of Stratford Upon Avon. It has a population of 55,733 (2011).

The town is well connected to the national motorway network being 3 miles from the M40.

The property occupies a superb position on Regent Street which is home to multiple boutique independent and upmarket national retailers including **Bang & Olufsen**, **Fat Face**, **Cologne & Coton**, **L'Occitane**, **Farrow & Ball**, and **Crewe**.

Description

The subject property comprises ground floor retail, basement, first and second floors. The first floor is capable of trading.

Accommodation

Ground floor	200.02 sq m	2,153 sq ft
Basement	85.10 sq m	916 sq ft
First floor	98.48 sq m	1,060 sq ft
Second floor	105.44 sq m	1,135 sq ft

Lease

The premises are available by way of an assignment of the existing lease expiring 26 November 2020.

Passing Rent

£100,000 per annum exclusive.

EPC

The Energy Performance Asset Rating is E 121.

Business rates

We understand that the property is assessed as follows:

Rateable value: £70,000

UBR: £49.3 (2018/19)

Rates Payable: £34,510

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal Costs

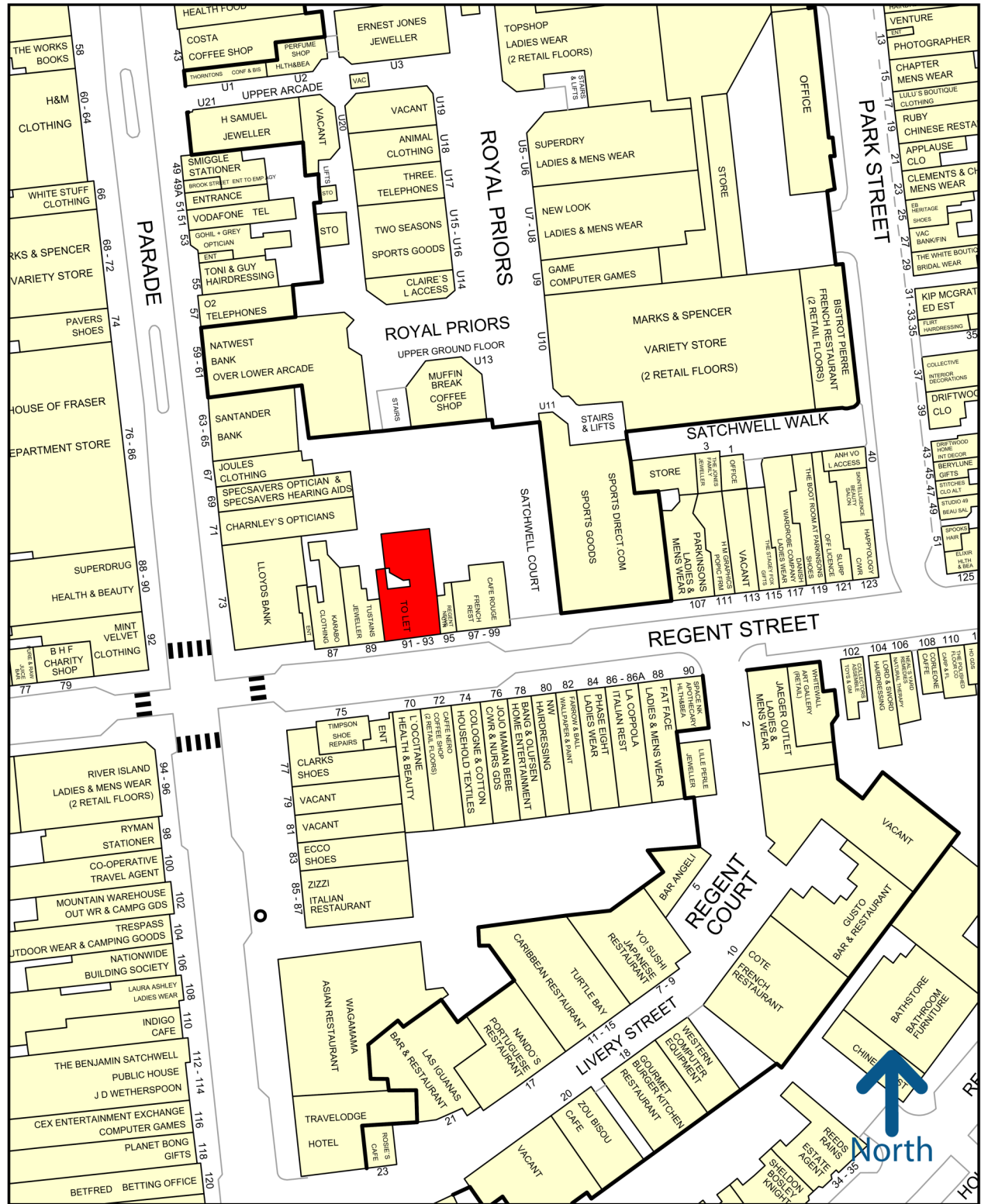
Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.

Viewing

Strictly by prior appointment with sole agents.



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65 Gresham Street, London, EC2V 7NQ

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