

**To Let**

**£24,000**  
Per Annum

# Town Centre Retail Unit

1,352 Sq Ft (125.60 Sq M)



47 Regent Street, Leamington Spa, Warwickshire CV32 5EE

## Property Highlights

- Town centre retail unit
- Superb location
- Rear pedestrian access
- Upper floors capable of separation
- On street car parking



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## Location

Number 47 Regent Street is located on the northern side of Regent Street to the west of the Parade which is the prime retail location within the Town centre. This area is well regarded with many independent and multiple retailers with restaurants and coffee shops.

## Description

The property comprises a mid-terrace three-storey unit providing retail space on the ground floor together with ancillary accommodation upstairs. There is rear pedestrian access and the upper floors are capable of being sub-divided (subject to consent).

Outside there is a pedestrian access off John Street.



## Business Rates

Rateable Value (2017)	£18,250
Uniform Business Rates (2017/18) (exclusive of water & sewerage)	0.479 pence

## Tenure

The property is available on a new lease for a term of years to be agreed at a rent of £24,000 per annum exclusive of rates.

## Services

All mains services are connected.

## EPC

E - 102

## Viewing

Strictly by appointment with the agent Bromwich Hardy.

## Legal Costs

Each party is to bear their own legal costs incurred in this transaction.

## Accommodation

Description	Sq Ft	Sq M
Ground floor retail area with a frontage of 14ft 6 in and floor area	639	59.4
Rear store	79	7.3
First floor front store with Kitchen	188	17.44
Second Floor has a store	96	8.96
And further store of	96	8.96
<b>Total</b>	<b>1,352</b>	<b>125.6</b>





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