

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) 0.479 (exclusive of water & sewerage) 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

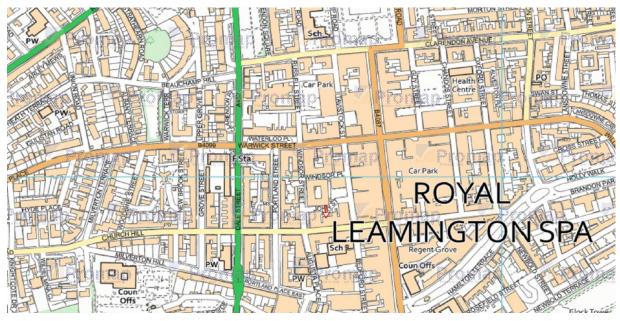
Description	Sq Ft	Sq M
Ground floor retail area with a frontage of 14ft 6 in and floor area	639	59.4
Rear store	79	7.3
First floor front store with	188	17.44
Kitchen	96	8.96
Second Floor has a store	188	17.44
And further store of	96	8.96
Total	1,352	125.6











Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. March 2019.





