

112 Regent Street
Leamington Spa
CV32 4NR

ehB
Reeves



ehB Reeves

Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

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Interested in
this property?

Contact

Simon Hain

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To Let on New Lease

- Ground floor lock up shop
- Totalling 389.5 Sq Ft
- Plus Ancillary Basement Storage 142 Sq Ft
- Sought After Retail Location, with High Footfall
- Close to Royal Priors Shopping Centre
- Close to Local Amenities

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Location

The subject property is located on Regent Street, one of the principal retailing streets in Leamington Spa. It is close to the junction of Park Street and Regent Street, and close to the southern entrance of the Royal Priors shopping centre. Neighbouring retailers include Neal's Yard, Fired Earth, and Domino's Pizza.

Description & Accommodation

112 Regent Street comprises of a 3 storey, mid terrace regency building. The accommodation available consists of a ground floor lock up shop (totalling 389.5 Sq Ft) with ancillary basement storage of (142 Sq Ft).

Services

Mains electricity, water and drainage are connected.

Planning

A1 Retail

Tenure

A new full repairing and insuring lease is to be granted for a term of no less than three years.

Rent

£19,500 per annum excl. plus VAT

Rates

The rateable value for the current year is £14,250.

EPC

Shop: D 95

Flat: E 53

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction.

Viewing

Strictly by appointment only with the sole letting agent, ehB Reeves Ltd 01926 888181

