



JOHNSON FELLOWS

CHARTERED SURVEYORS

Leamington Spa, 47 Regent Street, CV32 5EE

Retail Premises – Leasehold

Ground Floor Retail with First & Second Floor Offices/Stores



LOCATION

The premises are located on Regent Street in Royal Leamington Spa, one of the prime retail and restaurant areas of the town centre. Neighbouring businesses include a mixed of national operators and local occupiers.

Leamington Spa is an affluent Warwickshire town approximately 10 miles South East of Coventry and 11 miles North West of Stratford Upon Avon.

DESCRIPTION

The property comprises a three storey terraced building arranged as a ground floor retail unit with ancillary offices and staff facilities above.

ACCOMMODATION

The property comprises the following approximate areas:-
These have been taken from the VOA website.

Ground Floor Area	69.9 sq m	752 sq ft
First Floor Area	25.8 sq m	278 sq ft
Second Floor Area	26.2 sq m	282 sq ft

TENURE

The premises are available by way of an existing lease which expires in May 2019.

A new lease may be available. Further details upon request.

RENT

£23,000 per annum exclusive.

RATES

The information supplied by the Valuation Office Agency is as follows:

Rateable Value £18,250

Interested parties should verify this information with the local planning authority.

EPC

Rating – TBC

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All figures quoted are exclusive of, but may be liable for VAT at the standard rate.

VIEWING

All viewings strictly by prior appointment through this office. The staff are unaware of the potentially availability and no direct approaches are to be made.

Contact Caren Foster on 0121 643 9337 to arrange a viewing.

CONTACT

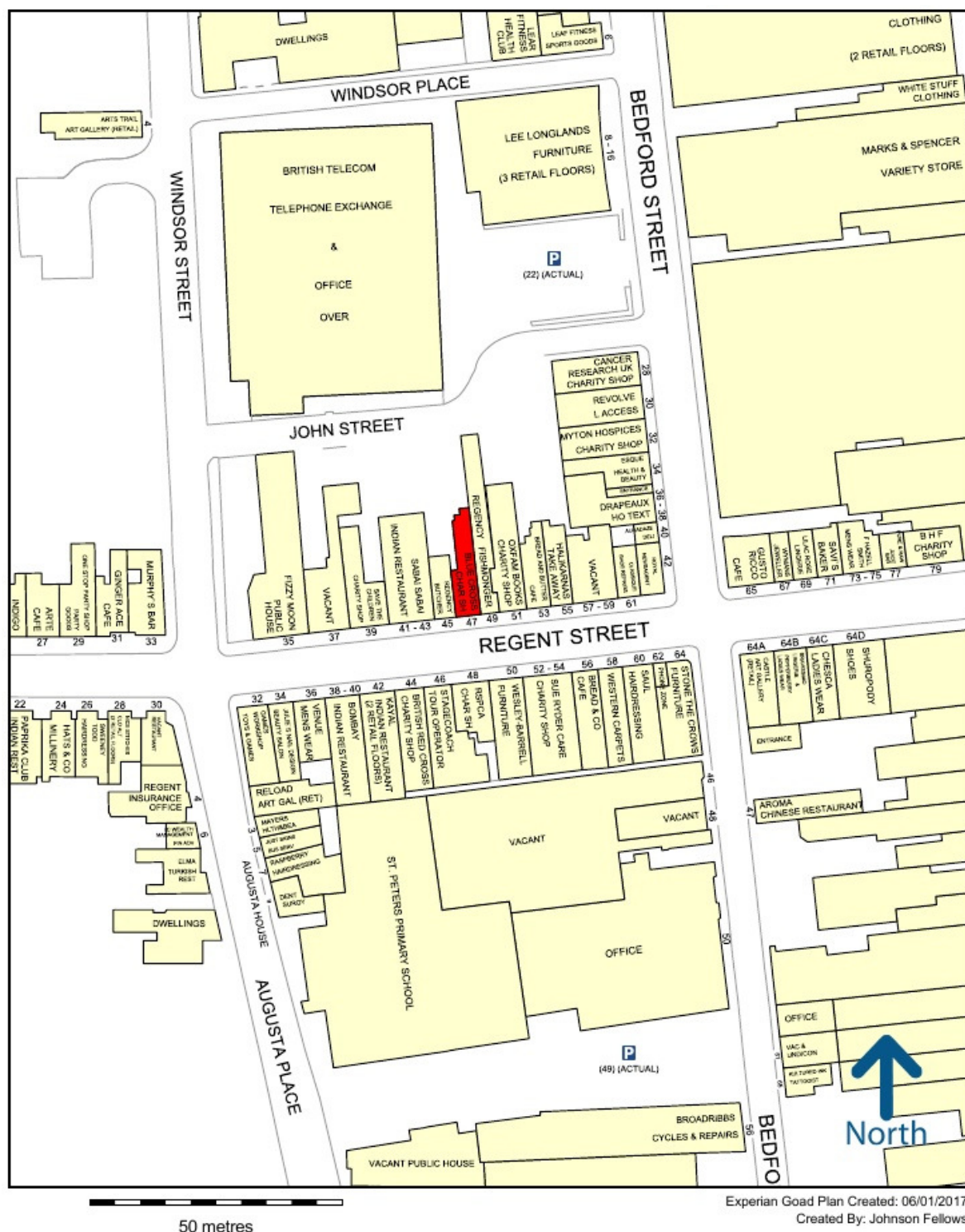
Iain Mills

Email: iain.mills@johnsonfellows.co.uk



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