

To Let

122B Regent Street

Leamington Spa • CV32 4NR

- Small lock up shop in strong secondary retail position.
- Approximately 200 metres from Parade.
- Available immediately.
- Accommodation Available:

189 sq ft (17.55 sqm)

Rent £8,950 pax



Location

The premises are located in a strong secondary retail position within the Town Centre, a short distance from Holly Walk / Regent Grove. The immediate vicinity comprises principally independent retailers offering a diverse range of goods and services which combine well with the large multiples further along the road and on Parade, approximately 200m to the west. Other nearby businesses include estate agent, takeaways, florist, health & beauty, amongst others.

Description

Two long and narrow areas form a split-level L shape, off which a WC is located. Part of the space could be partitioned, if required, to create a storeroom. The net internal floor area is 189 sq ft (17.55 sqm) with the main retail area having an average depth of 23'9" (7.25m), an internal width at the front of 7'3" (2.21m) reducing to 5'5" (1.65m) at the rear.





Services

We understand that all mains water, electricity and drainage services are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

We understand that the property has the benefit of planning permission for User Class E purposes (Retail Use). Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Business Rates

The Rateable Value is £3,450 and therefore, no rates will be payable on the basis of a business just occupying this building.

Tenure

A new 3 year lease will be granted, the letting being outside the Security of Tenure provisions of the Landlord & Tenant Act 1954. The Tenant will be responsible for internal repairs, maintenance and decoration to include the part glazed entrance door, matching side panel, rear door and plate glass. A contribution of 3.9% towards the shared costs for the upkeep of the exterior of the building will be made if and when they are incurred.

The building insurance premium will be recovered separately with the Tenant's contribution being 3.9%.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Rent / Price

£8,950 per annum exclusive of VAT and service charge and all other outgoings payable quarterly in advance.

EPC

77D- A copy can be made available upon request.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Bill Wareing FRICS

T 01926 430700 • M 07715 001018

E bill.wareing@wareingandcompany.co.uk



Jonathan M Blood MRICS

T 01926 430700 • M 07736 809963

E Jonathan.blood@wareingandcompany.co.uk



Wareing & Company

38 Hamilton Terrace, Holly Walk,
Leamington Spa Warwickshire CV32 4LY

www.wareingandcompany.co.uk

