

TO LET

Unit 4, 16 Livery Street

Regent Court • Leamington Spa • CV32 4NG

- Immediately available.
- Lock up Class E premises in the heart of Leamington Spa Restaurant Quarter.
- Prime leisure trading pitch.
- Accommodation Available:
1,515 Sq Ft (140.74 Sqm)

Rent £39,500 PAX



Location

Regent Court is the principal restaurant quarter of Royal Leamington Spa in the heart of the Town and includes such operators as YO! Sushi, Turtle Bay, Nando's, Las Iguanas and Eyna.

The adjacent unit is under offer to a high-quality independent pizza operator.

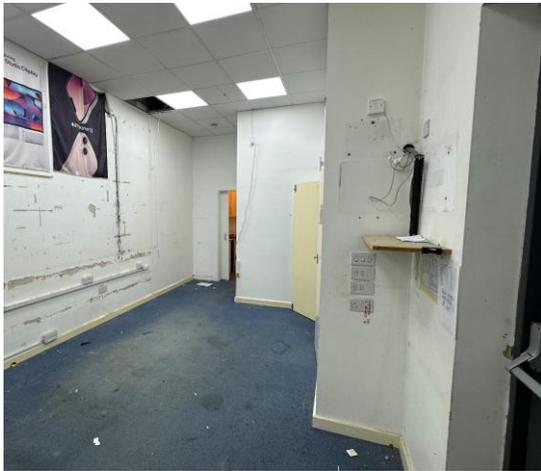
Description

The premises have previously been used for retail purposes but are now suitable for a variety of uses and it is understood that, subject to certification, extraction should be possible from the rear of this unit.

The premises have:-

- Double front shop window.
- Stripped out unit with panelled walls.
- Concrete screed floor.
- Double door service access from the rear.
- 3 Phase power.
- Outside seating may be available (subject to licence).





Accommodation

Floor Area	Sq Ft	Size Sq. M.
Ground	1,515	140.74

Services

We understand that mains electricity and water 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. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Business Rates

Rateable Value: £24,500 (April 2026)
Rates Payable: £9,359 per annum

Service Charge:

A service charge will be levied to contribute towards the maintenance and upkeep of the structure of the building and common areas (£16,227.36 plus VAT for the year ending 31/03/2026 budget period).

Tenure

The property is available by way of a new full repairing and insuring lease for a term of 10 years with 5 year rent review at a **quoting rent of £39,500 P.A.X.**

Please note that all figures quoted are exclusive of VAT.

EPC

B50- 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.co

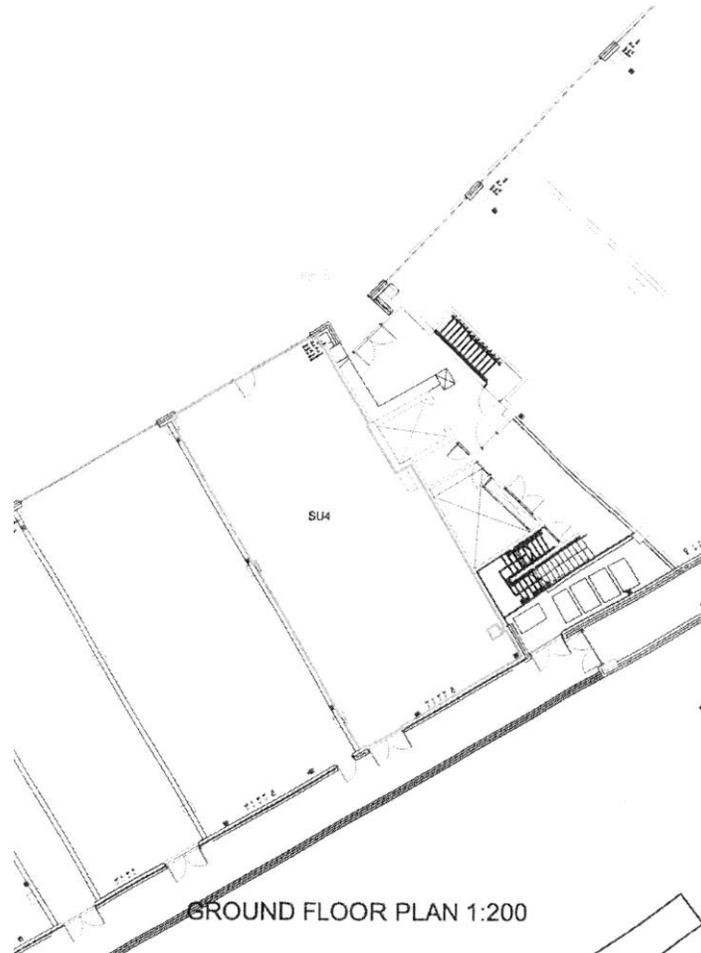


Wareing & Company

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www.wareing.co





GROUND FLOOR PLAN 1:200



SITE LOCATION PLAN 1:1250