

To Let

(SU15) 3 Livery Street, Regent Court
Leamington Spa • CV32 4NP

- Outstanding retail opportunity in the thriving Restaurant Quarter.
- Prime location neighbouring popular dining and lifestyle brands including Cote, Nando's, Bar Angeli, and Space NK.
- Excellent visibility and frontage to attract diverse footfall.
- Available immediately on a new lease.
- Accommodation Available:

549 sq ft (51 sqm)
Rent £15,000 pax



The surrounding area largely comprises a mixture of residential and commercial premises and is a popular location amongst retailers and restaurateurs. Notably occupiers include Nando's, Turtle Bay, Gourmet Burger Kitchen, Cote, Yo Sushi and Wingers.



Description

Specification Includes:

- Ground floor lock up shop fully fitted with:
 - Bespoke countertop, working top, furniture, and till.
 - 2 display deli fridge counters.
 - Oven.
 - Dishwasher.
 - Display fridge.
 - Regular fridge.
- WC.
- Modern shop front.
- Floor area 549 sq ft (51 sqm).



Services

We understand that all mains' 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

Rateable Value: £17,500
Rates Payable: £8,732.50 per annum (2023 Rating List)

Service Charge

A service charge will be levied to contribute towards the cost of communal and external upkeep and maintenance, and this figure is currently £4,898.35 per annum.

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.

Tenure

The property is available by way of a new lease at a rent of **£15,000 per annum**, terms to be agreed.

There will be a goodwill payment towards the fixtures and fittings. More information available via the agents.

EPC

C59 – a copy can be made available on 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



Wareing & Company

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

www.wareingandcompany.co.uk





Floorplan:

