



Wareing & Company
Commercial Property Experts

TO LET

Ground floor
Class E space to
let in prominent
town centre
location



64 Regent Street, Leamington Spa, CV32 5EG

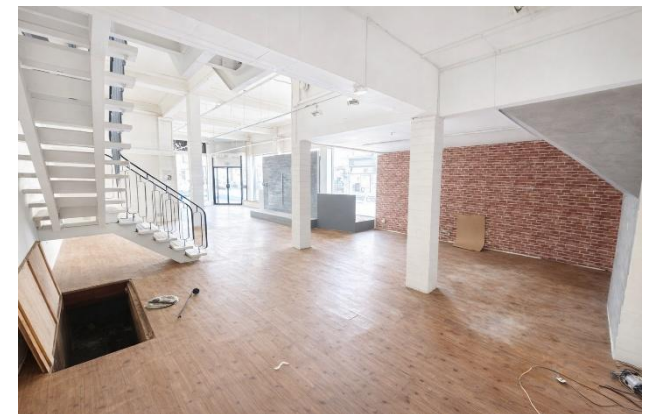
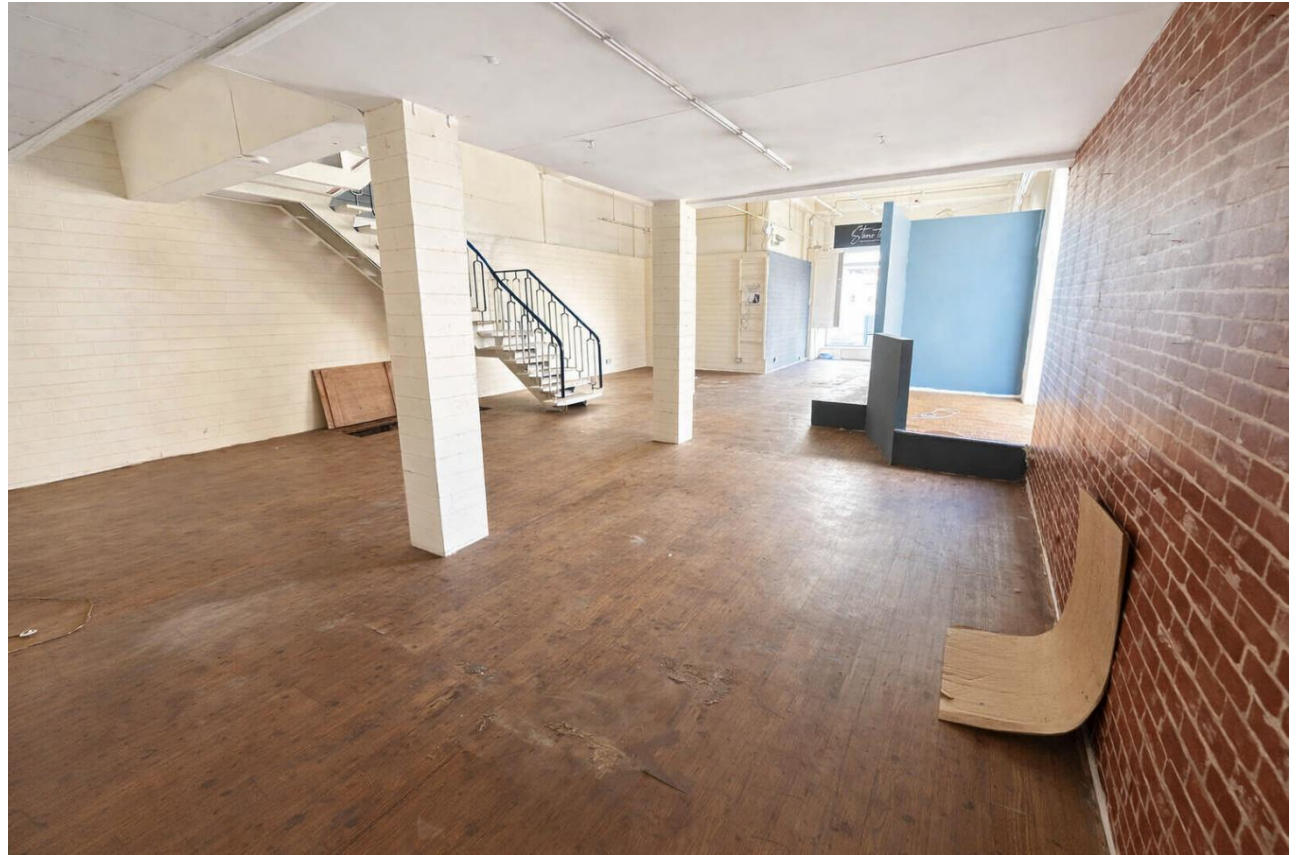
1,089sq ft (101.19m²)
Rent ex. VAT **£35,000 p.a.**





Property Highlights

- » Prominent Town Centre Location.
- » Prominent return frontage.
- » Mixed retail and leisure pitch.
- » Adjacent businesses include Castle Fine Art, Bravissimo, Sabai Sabai, Gusta Ricco and Savi's Bakery.

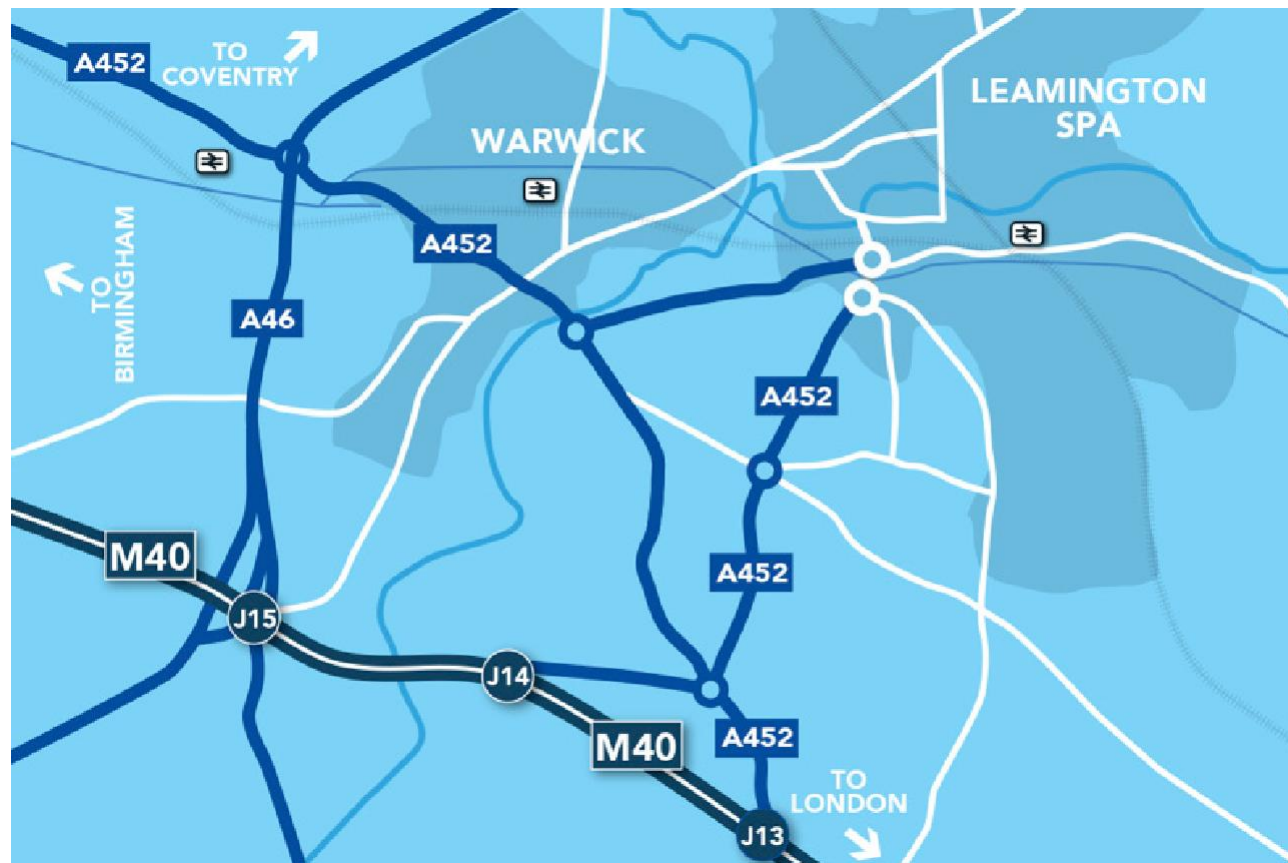


Location

The subject property is located on Regent Street in the heart of Leamington Spa. Sitting amongst quality national and independent retailers, bars and restaurants, 64 Regent Street occupies a highly prominent corner position, and offers flexible trading space over ground and first floors.

Leamington Spa is an affluent Warwickshire town located approximately 25 miles southeast of Birmingham, 10 miles south of Coventry and 11 miles northwest of Stratford-upon-Avon. Famed for its Regency buildings, Leamington Spa supports a strong, and growing population of approximately 50,000.

Adjacent businesses include Castle Fine Art, Bravissimo, Sabai Sabai, Gusto Ricco and Savi's Bakery.



Space	sq ft	sq m
Gnd Fl Sales	1,089	101.19
Gnd Fl Ancillary	130	12.05
Total	1,219	113.24



Description

Occupying a high-profile corner position on Regent Street, this attractive retail unit provides an exceptional opportunity within one of Leamington Spa's most established mixed retail and leisure pitches. The property benefits from a prominent return frontage onto Bedford Street, delivering excellent visibility to both pedestrian and vehicular traffic.

The ground floor comprises an open-plan sales area with impressive floor-to-ceiling heights, creating a bright and versatile trading environment suitable for a wide range of Class E uses. To the rear, there is useful ancillary storage together with a separate secondary access directly from Bedford Street, enhancing operational flexibility.

Separate works are to be undertaken to separate at the upper floor which will be available to rent separately. As part of these works, a WC will be installed at ground floor.

Situated in the heart of the town centre, the property sits among a strong line-up of national and independent operators, including Castle Fine Art, Bravissimo, Sabai Sabai, Gusto Ricco and Savi's Bakery, and benefits from Leamington Spa's highly affluent catchment and consistent footfall.

Overall, 64 Regent Street presents a rare opportunity to secure a well-configured, prominently positioned retail unit in one of the region's most desirable retail destinations.





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Services

We understand that mains electricity, water and drainage are connected to the property however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The property has gas fired central heating.

The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

The property is categorised as retail within Use Class E. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

EPC

D80 - A copy can be made available upon request

Business Rates

Rateable Value: £37,250 (2026 List)

Rates Payable: £14,229 per annum

Service Charge

TBC

Lease Terms

The property is available by way of a new, full repairing and insuring lease for a term to be agreed. Rental offers are invited in the region of **£35,000 per annum** exclusive.

VAT

The property is elected and VAT will be charged in addition to the rent.

Legal Costs

Each Party will meet their own legal and professional costs.

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.

Arrange a viewing

Strictly by prior arrangement with the sole agent.



Jonathan Blood MRICS

01926 430 700

07736 809 963

jon@wareing.co

Wareing & Company

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

Email: info@wareing.co

