



Wareing & Company
Commercial Property Experts

TO LET

Self contained
ground floor lock
up shop in
sought after
location.



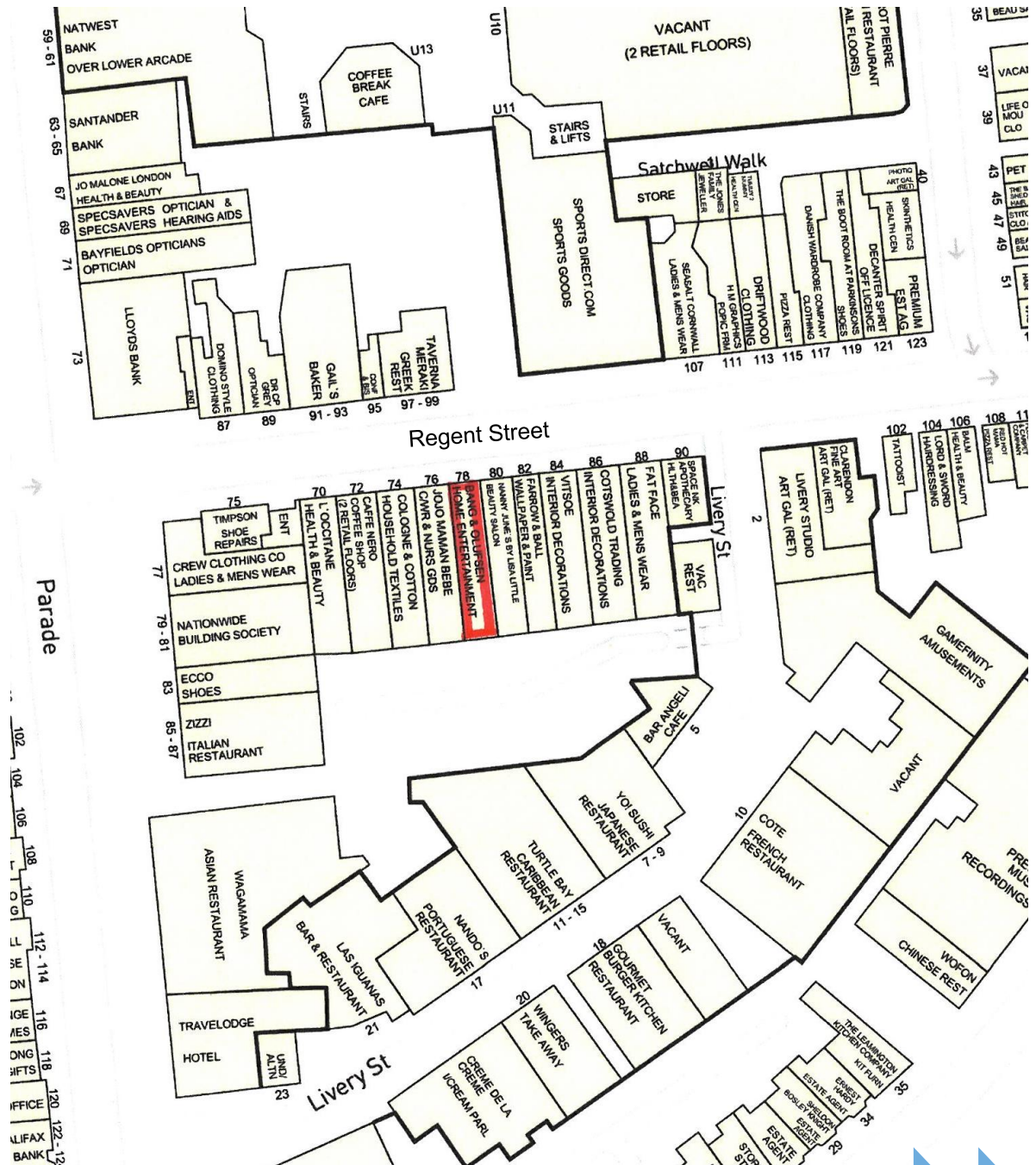
78 Regent Street, Leamington Spa, CV32 4NS

1,351 sq ft (125.51m²)
Rent ex. VAT **£37,500 p.a.**



Property Highlights

- » Available on new lease.
- » Sought after location with very strong retailer line up.
- » High footfall and good visibility.
- » Attractive shop front.



Location

78 Regent Street is located in a very strong trading position in the retail heart of Royal Leamington Spa.

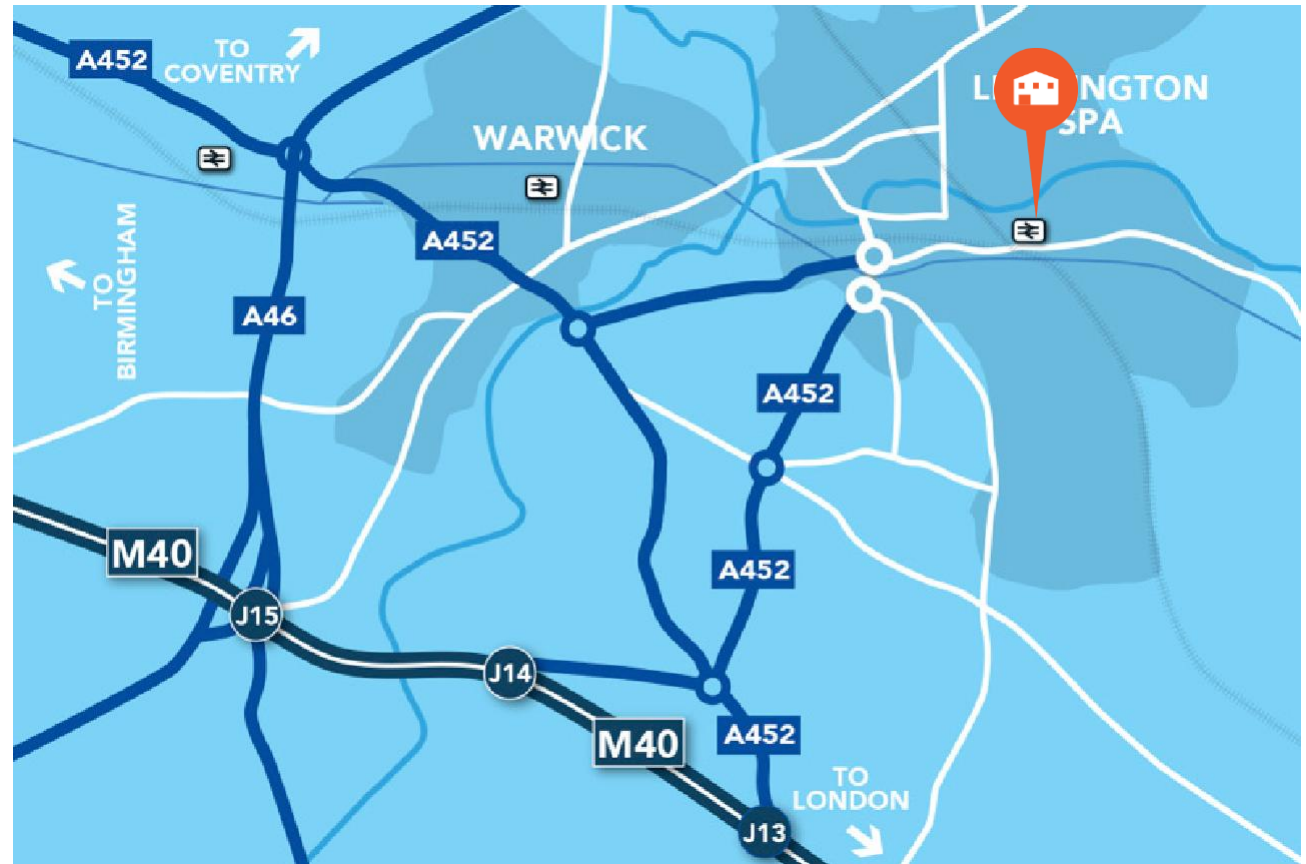
Surrounding occupiers include SpaceNK, FatFace, Cotswold Furnishings, Farrow & Ball, Jojo Mama Bebe, Caffé Nero, Gails and Giggling Squid.

Regent Street runs west to east and is located just south of Royal Priors Shopping Centre and to the north of Regent Court Restaurant Quarter.

Retail units in this section of Regent Street do not become available very often.

The property benefits from:

- High footfall and strong visibility.
- Complementary retailers and other operators.
- Attractive shop front and fitted ground floor unit.
- Access to a prosperous and diverse customer base.





Description

Ground floor accommodation

Internal width 14.3ft

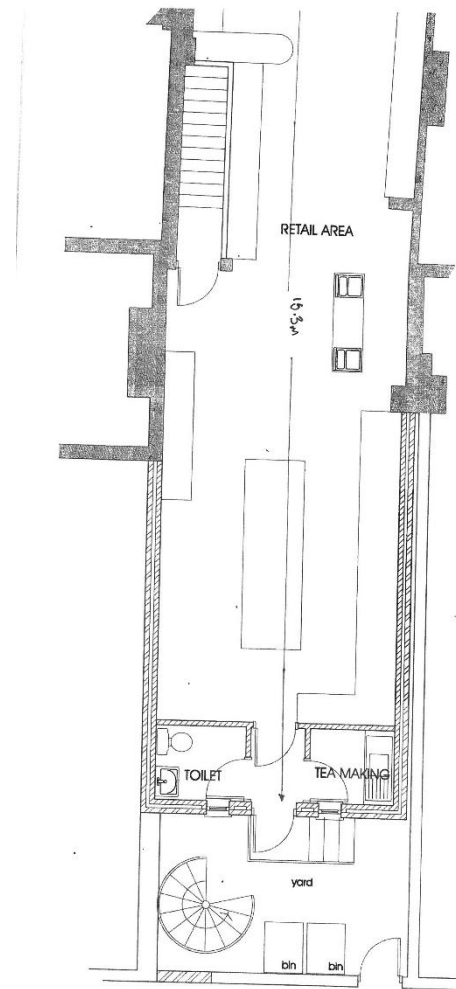
Total depth 71.2ft

Ground floor 971 sq ft

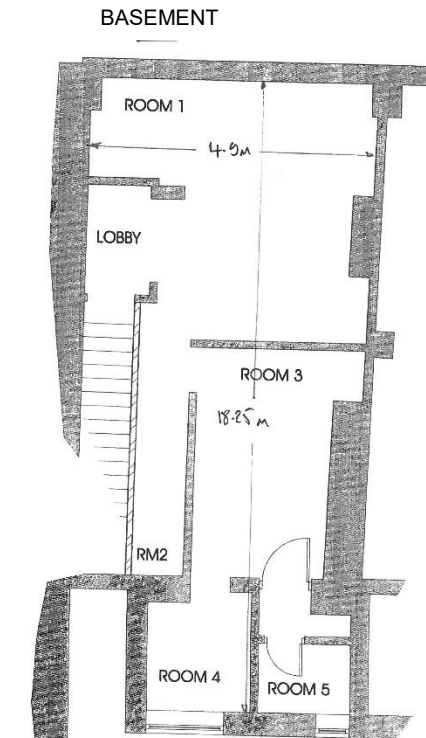
Basement storage 380 sq ft

The property has been used for many years by Bang & Olufson for the sale of high-quality audio equipment.

- Ground floor retail set in 3 storey building.
- Air conditioning.
- Burglar alarm.
- Basement.
- Kitchen area with extractor fan.



GROUND FLOOR PLAN



BASEMENT





Wareing & Company



Services

We understand that all mains services 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 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 (Commercial, Business and Service) purposes.

Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

EPC

D95 - A copy can be made available upon request

Business Rates

Rateable Value:	£28750 (2026 List)
Rates Payable:	£10,982.50

Service Charge

There will be a service charge to contribute towards a proportion of the maintenance and upkeep of the structure of the building and common areas.

Lease Terms

The property is available by way of a new, in effect, full repairing and insuring lease by way of a service charge.

VAT

The property is NOT elected for VAT purposes.

Rent

£37,500 per annum, exclusive.

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.



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