



Wareing & Company
Commercial Property Experts

TO LET

Prime Position
Restaurant
Premises in popular
Restaurant Quarter



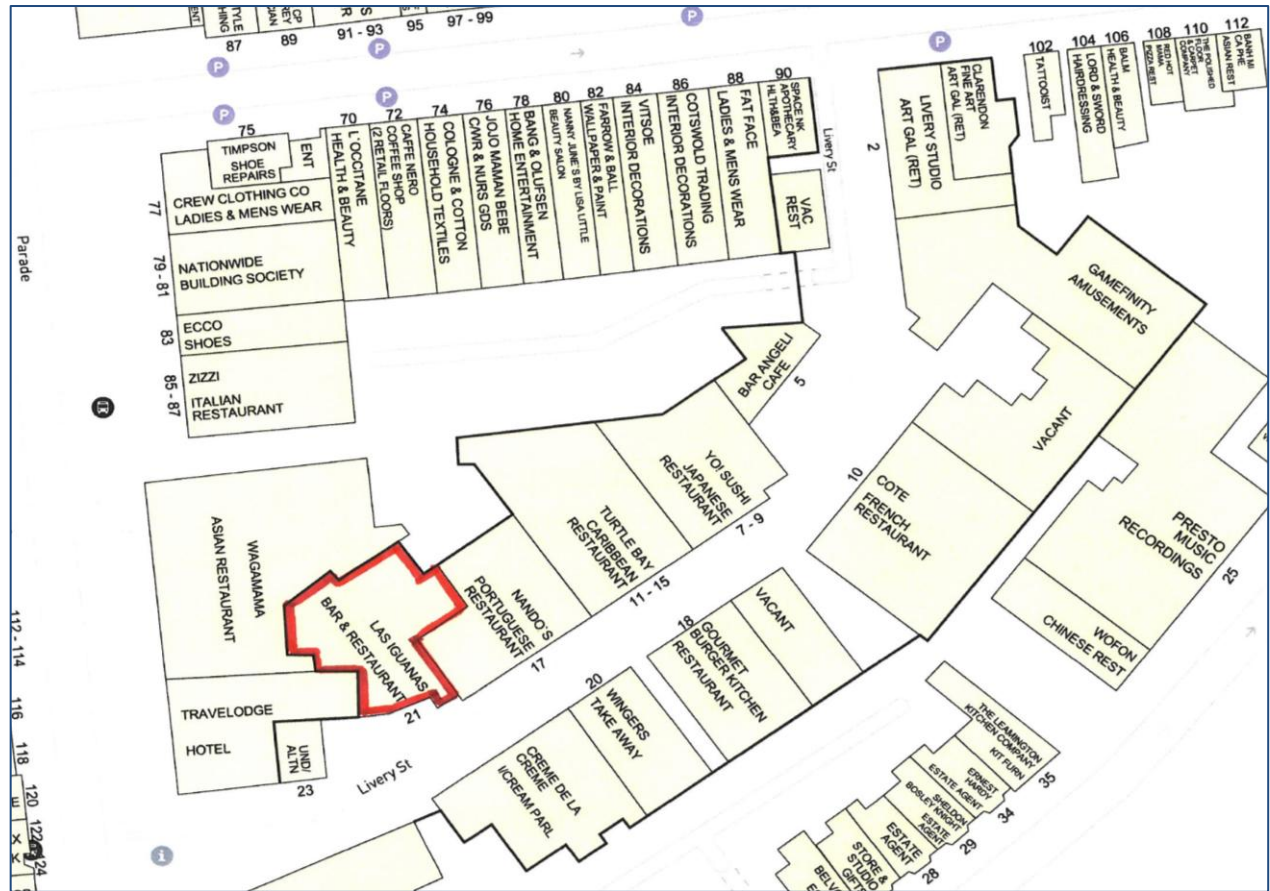
Unit 9A, 21 Livery Street, Regent Court,
Leamington Spa, CV32 4NP

3,285 sq ft (305 m²)
Rent ex. VAT **£57,500 p.a.**



Property Highlights

- » Restaurant premises in the heart of the Regent Court Restaurant Quarter.
- » Close to Nando's, Yo! Sushi, Wingers, Eyna and Wagamama.
- » Available Immediately.
- » Fitted with seating, bar, kitchen and extract.
- » Rear service area and external seating.



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Location

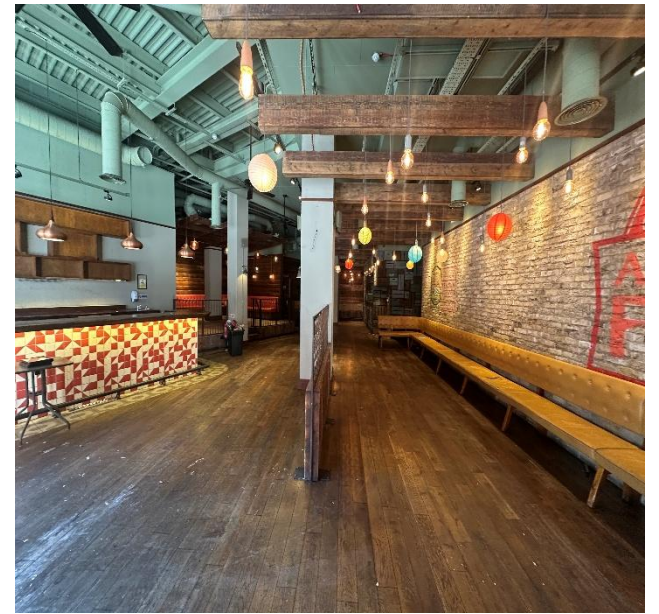
The property is situated in Regent Court, which is widely regarded as the Town's restaurant quarter, just off the popular retailing pitch of Regent Street, right in the heart of Leamington Spa town centre and a short distance from The Parade (the town's primary retailing pitch).

Royal Leamington Spa is an attractive and affluent Spa town located in the heart of Warwickshire, approximately 2 miles east of Warwick, 8 miles South of Coventry and 18 miles southeast of Birmingham.

The town provides an attractive retail environment, comprising Regency and Victorian architecture set along wide, boulevard style streets. The town boasts a wide range of major national retailers as well as high end boutique style retailers and strong independent provision for both fashion and specialty shopping.

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, Yo! Sushi, Wingers, Eyna and Wagamama.





Description

Ground floor restaurant.

Accommodation

Space	sq ft	sq m
Ground Floor	3285	305

Air conditioning, fans, fitted bar, partitioned kitchen, store-rooms and toilet accommodation.





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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 on 01926 450000.

Business Rates

Rateable Value: £46,250 (2026 List) List)

Rates Payable: £17,667.50 per annum.

Service Charge

Service charge for Unit 9A, 21 Livery Street is £37,401.40 plus VAT for the year ending 31 March 2026 budget period.

EPC

B28 - A copy can be made available upon request.

Lease Terms

The property is available on a new full repairing and insuring lease at a rent of **£57,500 per annum** exclusive of Business Rates and all other outgoings.

VAT

The property is registered for VAT purposes.

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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