

To Let

Unit 3 Regent Court

8 Livery Street
Leamington Spa
CV32 4NG

3,500 sq ft
(325.15 sqm)
Fully Fitted
Restaurant Premises


Wareing & Company
01926 430700
www.wareingandcompany.co.uk

SELF CONTAINED RESTAURANT PREMISES CIRCA 125 COVERS

Available Immediately

PROPERTY HIGHLIGHTS



Fully Fitted with Seating



Integral Bar Area



Fitted Kitchen with Extract



Rear Service Area



External Seating Provison

Rent (excl vat)

£75,000

Area

3,500 sq ft (325.15 sqm)

THE PROPERTY IS SITUATED IN REGENT COURT WHICH IS WIDELY REGARDED AS THE TOWN'S RESTAURANT QUARTER

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, Turtle Bay, Gourmet Burger Kitchen, Yo! Sushi, Wingers, Turkuaz and Wagamama.

35%
Proportion of
population in
AB social grade

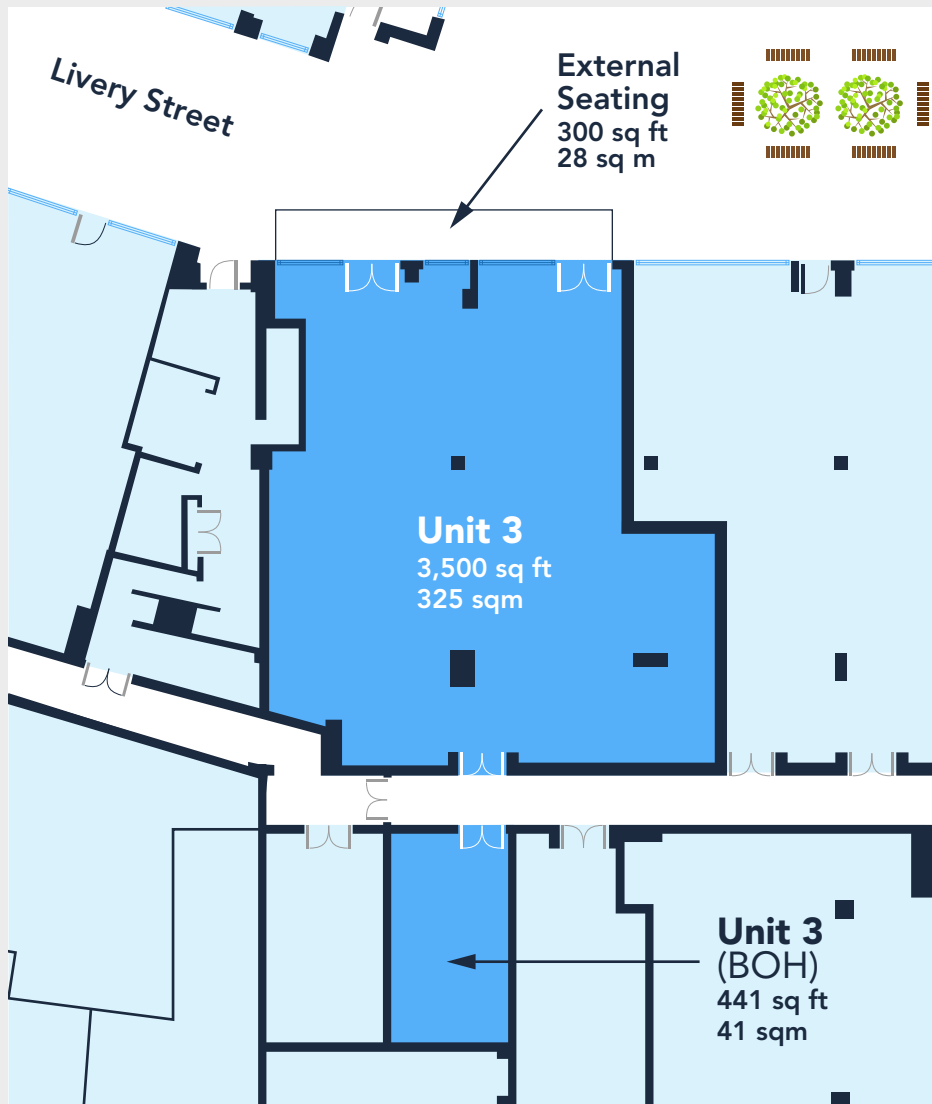
50,000
Current population
up 8.23% over the
last five years

Top 30
UK Forecasted retail
expenditure growth
(2018-2023)









RENT

The unit is available at a rent of £75,000 per annum exclusive of VAT and all other outgoings.

LEASE TERM

Available on a new lease on terms upon application.

SERVICES

We understand that all mains water, gas, electricity and drainage 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.

SERVICE CHARGE

£36,860.45 plus VAT for the year 2025/2026.

EPC

B35 - A copy can be made available upon request.

BUSINESS RATES

Rateable Value: £58,500
Rates Payable: £32,467.50
Storage Rateable Value: £3,650
Storage Rates Payable: £1,821.35

PLANNING

We understand that the property has the benefit of planning permission for User Class E purposes (Industrial Use). Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

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.

VIEWING

Strictly by prior arrangement with the sole agents:



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