

# To Let

## 1A Regent Court

2 Livery Street • Leamington Spa • CV32 4NP

- Self Contained Lock up Shop
- Available Immediately on New Lease
- Sought After trading Location Amongst Restaurateurs and Café Operators.
- Outdoor Seating may be available subject to negotiation
- Accommodation Available:  
Total: 1,944 Sq Ft (180.6 Sq M)

**Rent £59,500 PAX**



## Location

Unit 1A forms part of the prestigious Regent Court development, a stylish and pedestrianised retail and leisure destination in the heart of Leamington Spa. Accessed via an elegant wrought iron archway on Livery Street, the scheme offers a vibrant mix of boutique retail, aspirational dining, and lifestyle brands.

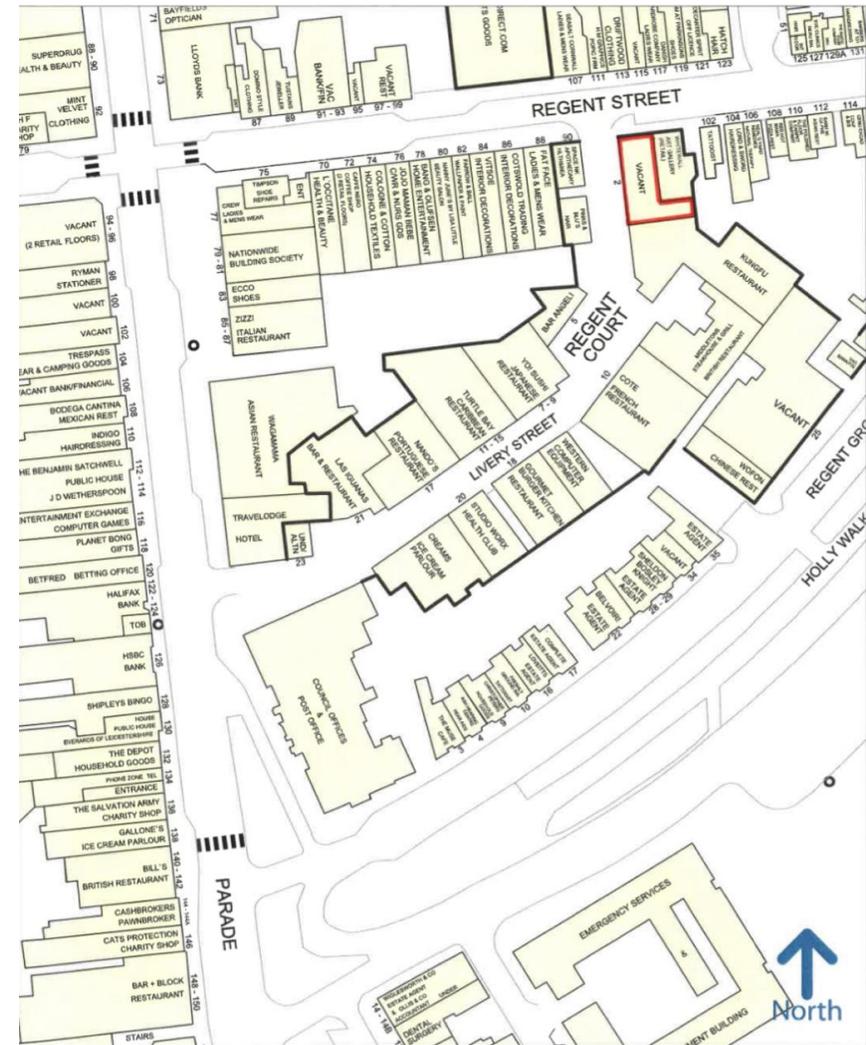
Surrounding occupiers include Clarendon Fine Art, GAIL's, Nando's, Turtle Bay, and other national and independent operators, creating a lively and sociable environment that attracts both daytime shoppers and evening diners. The public realm is thoughtfully landscaped with planters, seating, and wide walkways that encourage dwell time and enhance the visitor experience.

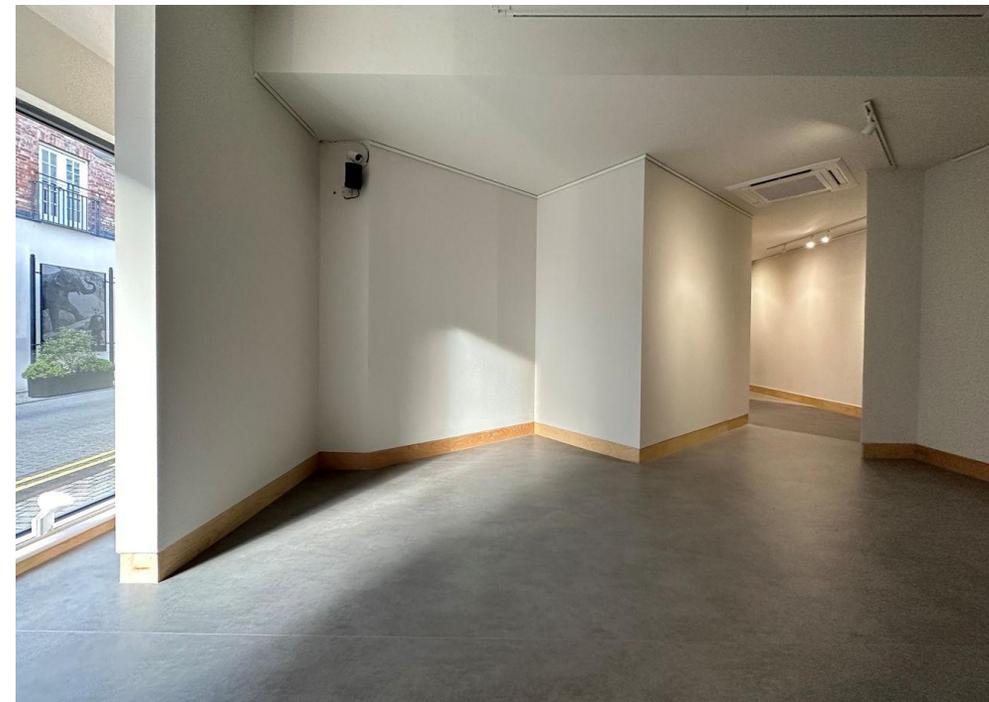
Regent Court is just moments from the Royal Priors Shopping Centre and the Parade, Leamington's principal retail spine, ensuring excellent connectivity and cross-shopping potential. The town itself is affluent and well-connected, with a strong catchment, significant student population, and direct rail links to Birmingham and London.

Retail and leisure occupiers benefit from:

- High footfall and strong visibility within a curated retail and dining hub
- Proximity to complementary operators and town centre amenities
- A well-maintained and attractive setting that supports premium positioning
- Access to a prosperous and diverse customer base

Unit 1A offers an exceptional opportunity to join a thriving destination in one of the Midlands' most desirable towns.





## Description

Regent Court is an established and highly regarded mixed-use development in the heart of Royal Leamington Spa. Completed in the early 2000s, the scheme comprises a collection of modern retail, leisure, and residential accommodation arranged around a pedestrianised courtyard environment. Its distinctive wrought-iron entrance archway on Livery Street provides a strong sense of arrival, while the curated mix of restaurants, boutique retailers, lifestyle operators, and upper-floor apartments creates a vibrant day-to-evening destination.

Unit 1A forms part of a contemporary three-storey building within the development and provides a prominent ground-floor retail/leisure unit with an excellent return frontage onto the main pedestrian route. The configuration offers strong visibility to passing footfall and the opportunity for impactful branding.

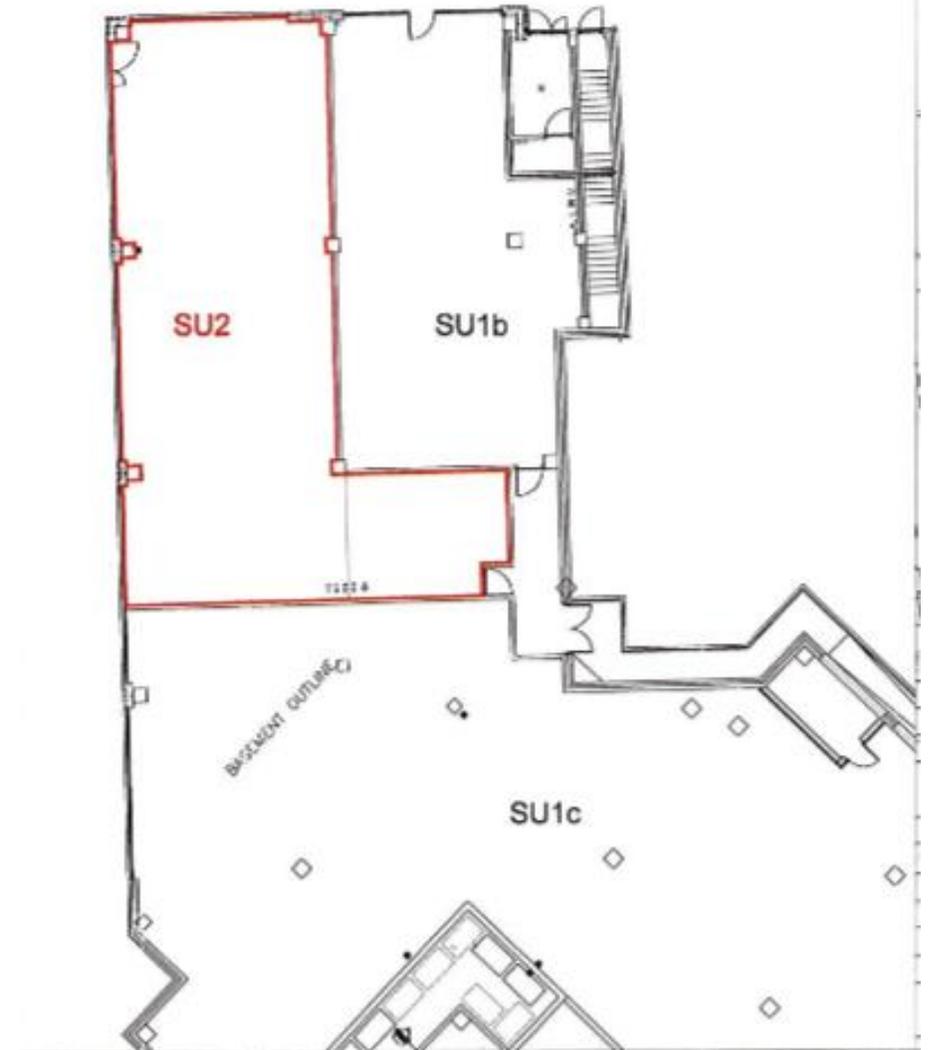
The property benefits from rear servicing access, along with a WC and tea point positioned toward the back of the unit. Subject to separate negotiation and the necessary consents, there may be potential for outdoor seating, enhancing its suitability for café, leisure, or experiential retail concepts.

Internally, the accommodation is currently fitted out by the existing occupier as an art gallery/architectural studio. Plans of the current layout can be made available on request. The open-plan nature of the space provides flexibility for a wide range of retail and leisure uses.

Shop Width 7.48m X Shop Depth 20.35

## Accommodation

Floor	Size Sq. Ft.	Size Sq. M.
Ground	1,944	136



## Services

We understand that mains electricity and water 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. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

## EPC

C72 - A copy can be made available upon request.

## Business Rates

Rateable Value: £37,750 (1<sup>st</sup> April 2023)  
Rates Payable: £18,837.25

## Service Charge:

A service charge will be levied to contribute towards the maintenance and upkeep of the structure of the building and common areas. This is thought to be in the region of £20,864.20 P.A.X

## Tenure

The property is available by way of a new effective full repairing and insuring lease by virtue of a service charge for a term to be agreed.

## Rent

£59,500 Per Annum excl.

## VAT

Please note that all figures are quoted exclusive of VAT which will be applicable.

## 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 Arrangements:

Strictly by prior arrangement with the sole agents:

**Jon Blood MRICS**  
T 01926 430700 • M 07736 809963  
E [jon@wareing.co](mailto:jon@wareing.co)



## Wareing & Company

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