



# TO LET

**Unit 1A, 2 Livery Street, Regent Court**  
Leamington Spa • CV32 4NG

- Ground floor lock up shop.
- Located at the entrance of the Regent Court Restaurant Quarter.
- Prime E Class Use unit in the heart of Royal Leamington Spa.
- Fitted unit.
- On Street and rear servicing.
- Accommodation Available:

**1,944 sq ft (180.6 sqm)**

**Rent £55,000 pax**



## Location

The unit is located in the heart of Leamington Spa at the entrance to the popular Regent Court Restaurant Quarter, the pedestrianised restaurant area within Royal Leamington Spa.

Adjacent retailers include Sea Salt, SpaceNK, Farrow & Ball, Jojo Mama Bebe, Giggling Squid, Fat Face, Whitewall Gallery, Caffé Nero.

Regent Court restauranteurs include Turtle Bay, Nando's, Eyna, Yo! Sushi, Bar Angel, GBK and Crème De La Crème, amongst others.

On street car parking is permitted in Regent Street and there are numerous off street public car parks close by.

## Description

The property was built as part of the Regent Court Restaurant Quarter in 2005 and comprises a corner unit with frontage to Regent Street and return frontage to Regent Court.

Floor Area 1,944 sq ft (180.6 sq m).



## Parade



## 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.

## Planning

The premises are considered to have a Class E use under the new Use Classes Order and are therefore suitable for any form of A1, A2 or A3 use or alternatively business or medical related uses. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

## Business Rates

Rateable Value	£49,250 (1 <sup>st</sup> April 2023)
Future Rateable Value	£37,750 (1 <sup>st</sup> April 2026)

## Service Charge

Service charge (up to March 2026)	£20,864.18.
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## 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.

## Lease Term / Rent

Unit is available on a lease to be agreed at a rental of **£55,000 per annum**.

## EPC

72C - A copy can be made available upon request.

## Legal Costs

Each Party will meet their own legal and professional costs.

### Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

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## Wareing & Company

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