

TO LET

Self-Contained Ground Floor Lock Up Shop

78 Regent Street
Leamington Spa
CV32 4NS

Property Highlights

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

1,351 sq ft (125.51 sqm)

Rent :
£40,000 per annum



Wareing & Company
Commercial Property Experts

T: 01926 430700

E: Info@wareing.co

W: www.wareing.co

Location

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

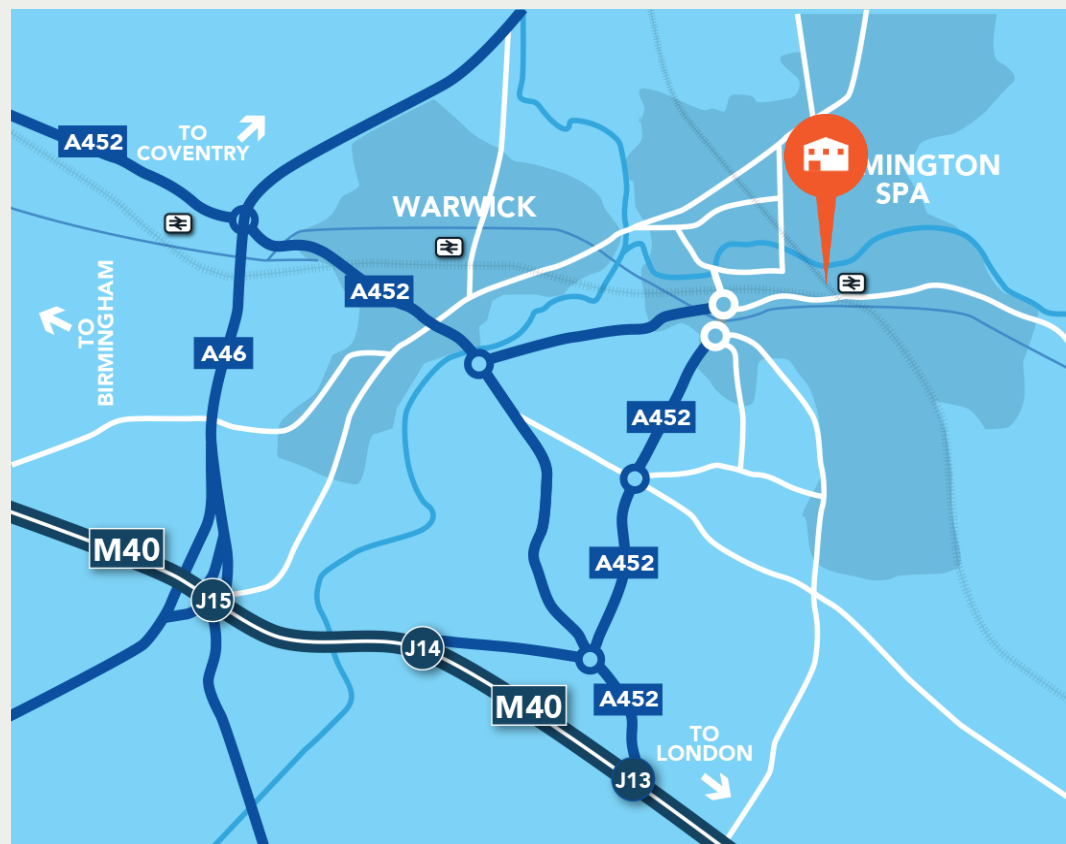
Surrounding occupiers include SpaceNK, FatFace, Cotswold Furnishings, Farrow & Ball, Jojo Mama Bebe, Caffé Nero, Gails and Giggling Squid.

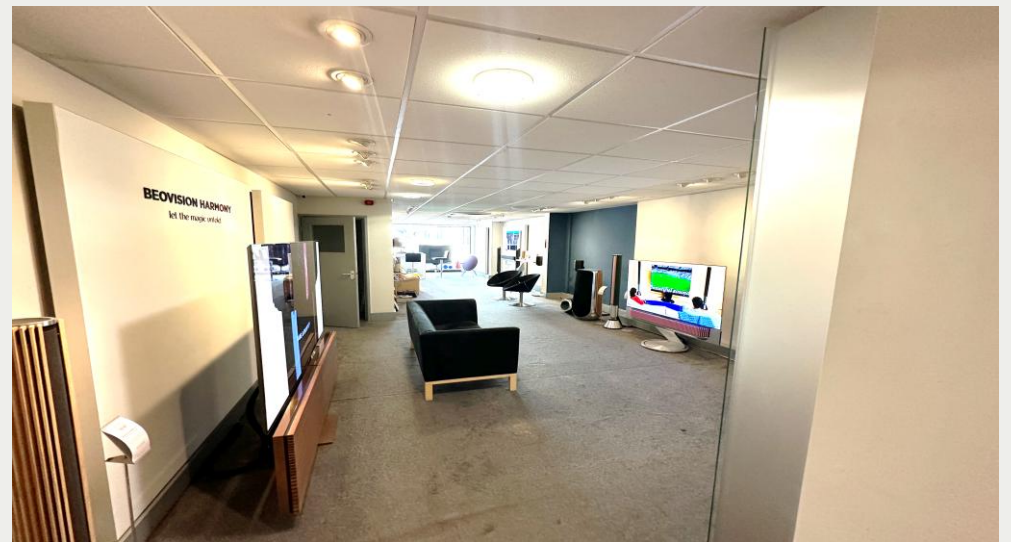
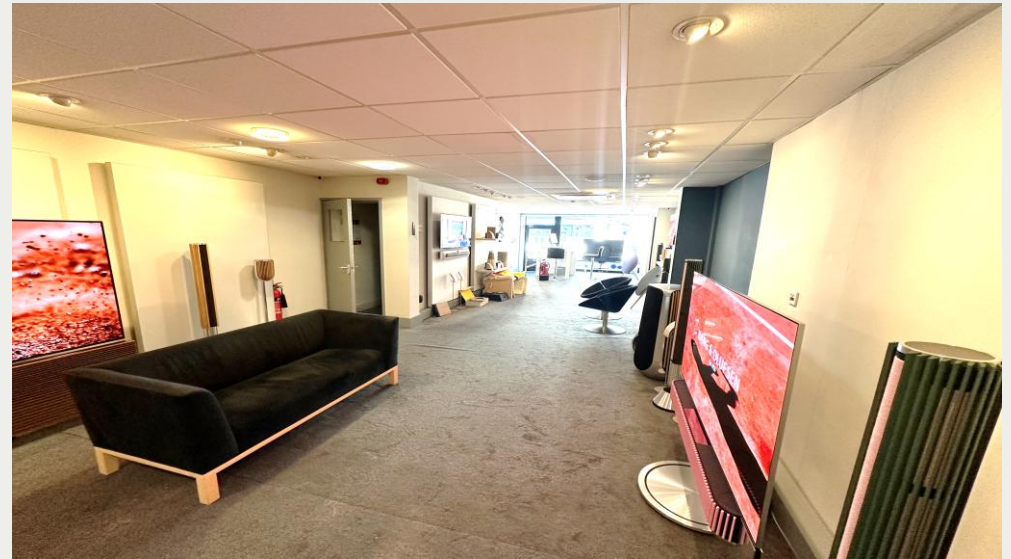
Regent Street runs west to east and is located just south of Royal Priors Shopping Centre and to the north of Regent Court Restaurant Quarter.

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.



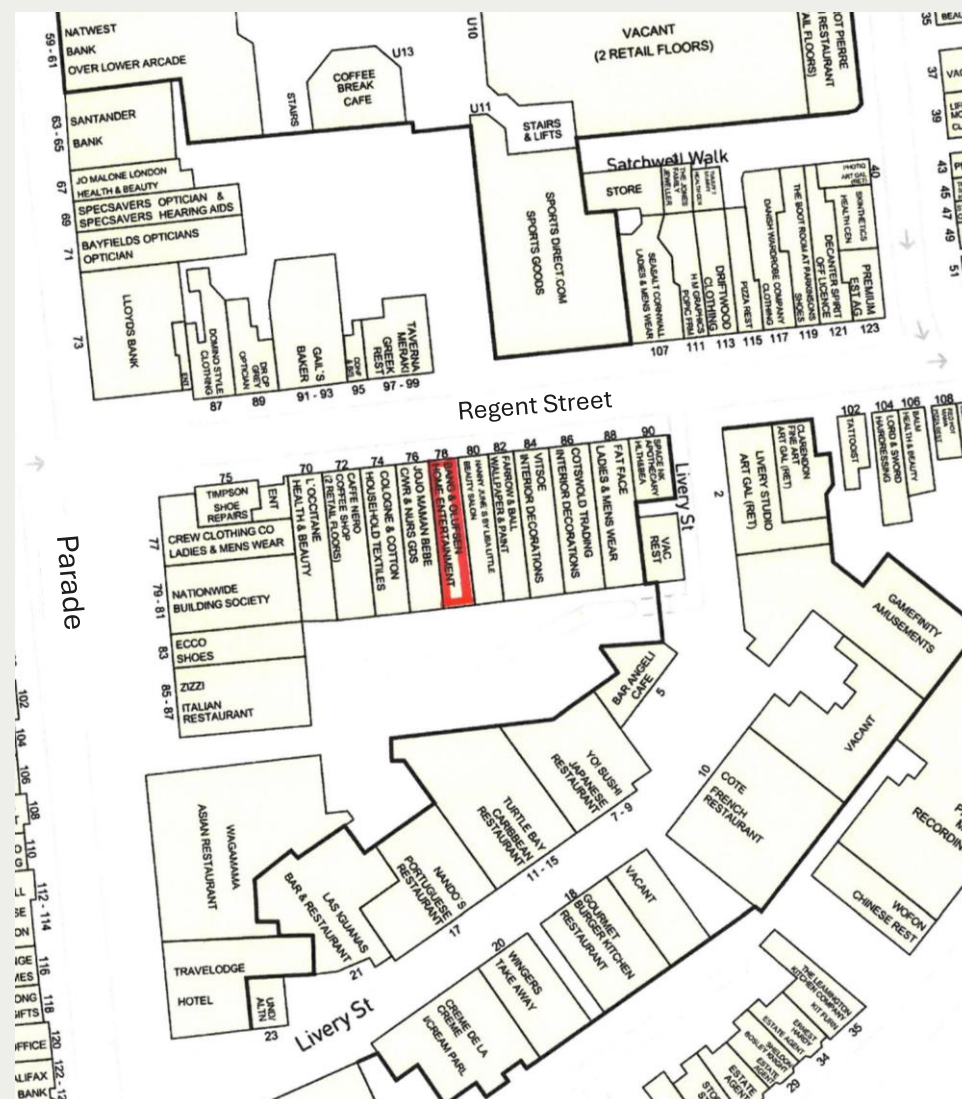


Description

- » 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.



Services

We understand that all mains electricity and water are connected to the property and gas is available, 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.

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.

Business Rates

Rateable Value: £28,750
(2026 List)

Rates Payable: £10,982.50
per annum

Lease Terms

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

Rent

£40,000 per annum, exclusive.

VAT

VAT is currently not charged in respect of the rent.

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 agent:



Bill Wareing FRICS

bill@wareing.co.uk

T: 01926 430700

M: 07715 001018


**Wareing
& Company**
Commercial
Property Experts

38 Hamilton Terrace,
Holly Walk,
Leamington Spa
Warwickshire
CV32 4LY
wareing.co

