



To Let

SU1C, 2A Livery Street

Leamington Spa • CV32 4NP

- Substantial Restaurant Premises (other uses may be considered STPP)
- Located in Sought After Restaurant Quarter
- Available Immediately on New Lease
- Outdoor seating may be available by way of separate negotiation
- Premises is subject to some of previous tenants fixtures and fittings
- Accommodation Available:

5,270 Sq Ft (489.58 Sq M)

Rent £75,000 p.a.x.

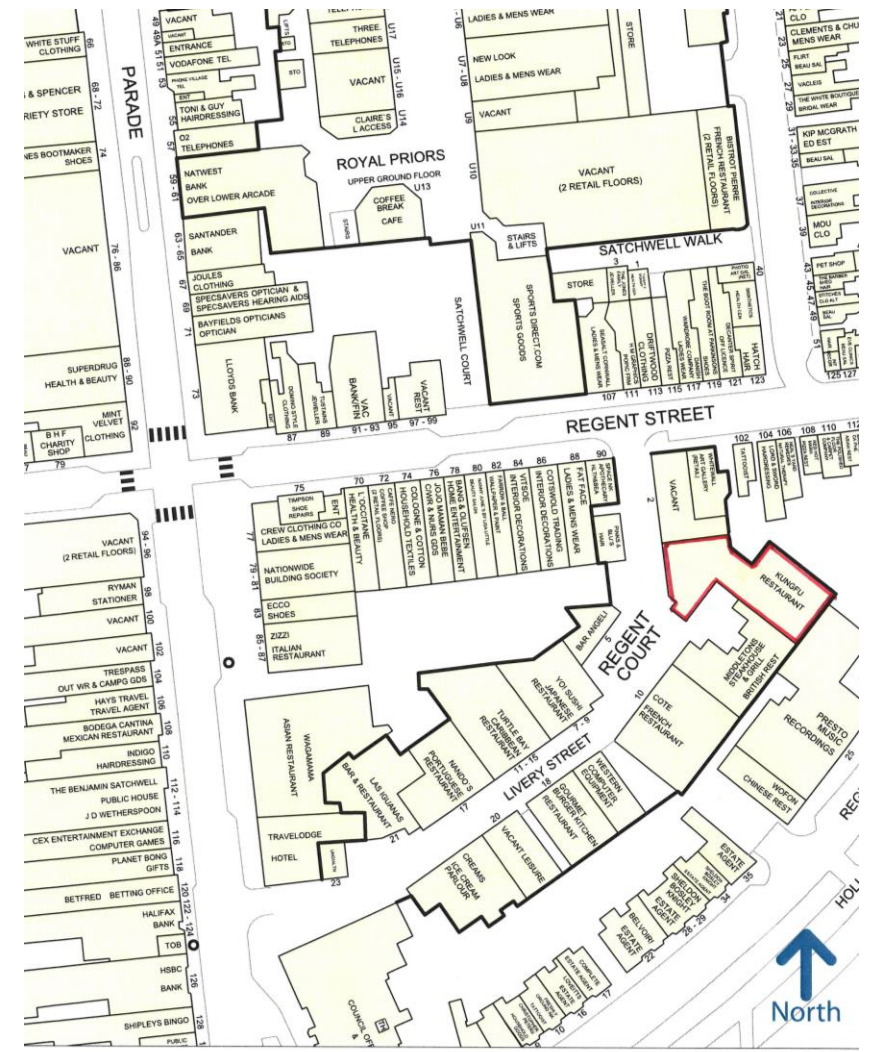
Location

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 speciality 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, Cote, Yo Sushi and Wingers.





Description

The subject property comprises a Ground Floor, Self-contained, Lock up retail/leisure unit. The property is still subject to some of the previous tenants fit out which include:

- Bar area
- Kitchen service area and Kitchen including walk in Fridge Freezer
- WC's
- Stores
- Large open Plan seating areas.
- Lighting throughout
- Air Conditioning

Services

We understand that all mains 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

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.

Business Rates

Rateable Value: £64,500 (April 2023)
Rates Payable: £33,024.00

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.

Service Charge

A service charge will be levied to contribute towards the cost of communal and external upkeep and maintenance. This is currently £28,000 Per Annum plus VAT.

Tenure

The property is available by way of a new effective full repairing and insuring lease at a rent of £75,000 per annum, Plus VAT.

EPC

D98 - 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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Floor Plan

