

To Let

Unit 4, 16 Livery Street

Regent Court • Leamington Spa • CV32 4NG

- Lock up Class E premises in the heart of Leamington Spa Restaurant Quarter.
- Prime leisure trading pitch.
- Available February 2025 or earlier by negotiation.
- Accommodation Available:
1,515 Sq Ft (140.74 Sqm)

Rent £35,000 PAX



Location

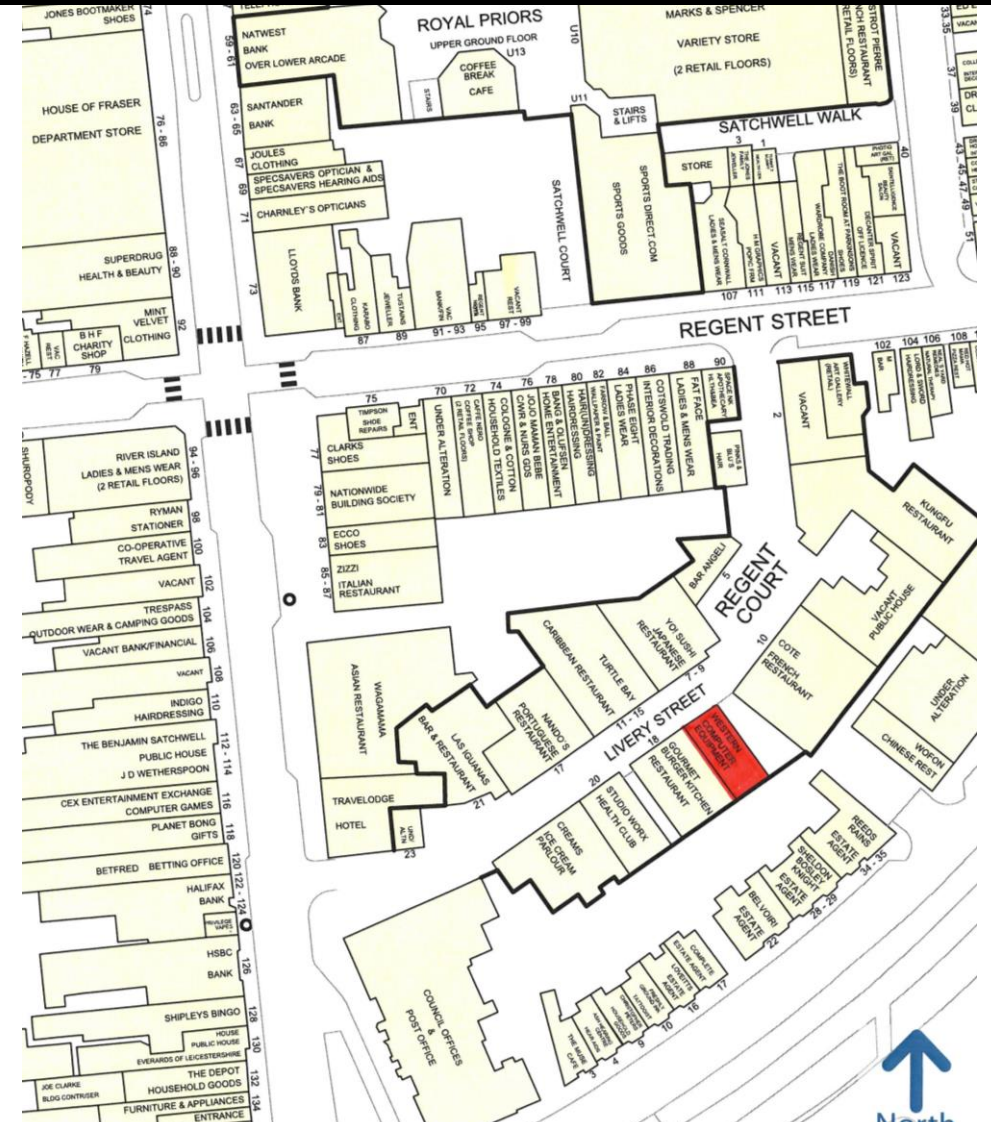
Regent Court is the principal restaurant quarter of Royal Leamington Spa in the heart of the town and includes such operators as Cote, YO! Sushi, Turtle Bay, Nando's, Las Iguanas and GBK. There is a Travelodge Hotel which is part of the scheme, as well as Wagamama.

Description

The premises have previously been used for retail use but are now available for a variety of uses. Subject to detailed certification, extraction should be possible from this unit.

The premises have:-

- Double front shop window.
- Lined interior with overhead lighting.
- Laminate floors, panelled walls and small power electric circuit.
- Main front retail area 13.799 x 7.59m.
- Two ceiling mounted air conditioning units.
- Rear workshop (8.5 x 3.29m) with double door access.
- Server with 3 phase power.
- Toilet, wash hand basin and small kitchen.
- Outside seating may be available (subject to license).





Accommodation

Floor Area	Sq Ft	Size Sq. M.
Ground	1,515	140.74

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 (Retail) purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Business Rates

Rateable Value: £31,750 (1st April 2023)
Rates Payable: £15,843.25

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 £13,500.11 for year 2024/25.

Tenure

The property is available by way of a new full repairing and insuring lease for a term of 10 years with 5 year rent review at a **quoting rent of £35,000 P.A.X.**

Please note that all figures quoted are exclusive of VAT.

EPC

B50- 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:

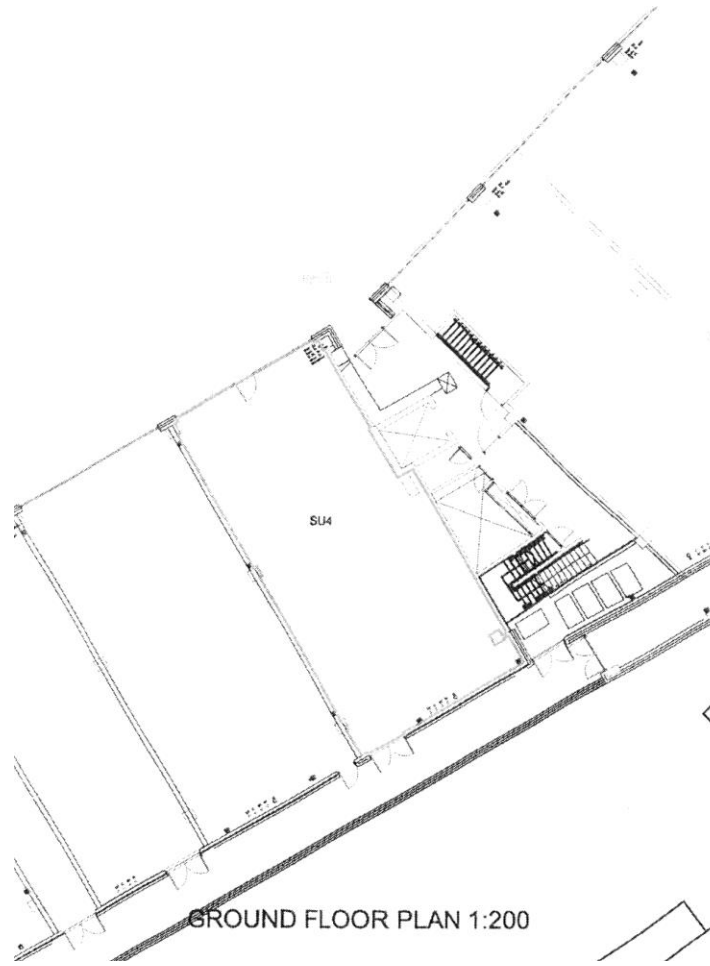
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GROUND FLOOR PLAN 1:200



SITE LOCATION PLAN 1:1250