

For Sale

**Town Centre Retail and
Residential Investment**

**ehB
Reeves**
commercial property experts

117 Regent Street, Leamington Spa, Warwickshire, CV32 4NU



LEOPARD SPOTS

Pizza Gourmet Salads Coffee

Card-Less

117

**DANISH WARDROBE
COMPANY**

01926 089804

the boot room
at parkinsons

119

Accommodation

117 Regent Street along with the apartment known as 8 Satchwell Walk are located in the centre of Leamington Spa in what is one of the most popular retailing pitches within the town centre, a short walk from the Parade, the Royal Priors shopping centre and a host of multiples, private traders, restaurants, wine bars, coffee shops, hairdressing salons and barbers etc.

The property comprises the ground floor retail shop currently let to The Danish Wardrobe Company Limited, retailing ladies fashion items, and 8 Satchwell Walk, a three bedroom apartment that underwent significant refurbishment some ten years ago, providing good quality and well maintained accommodation. A breakdown of the accommodation is as follows:

117 Regent Street - Ground Floor Retail Area: 1,195 sq.ft (111.06 sq.m)

8 Satchwell Walk - Three bedroom apartment, (each with ensuite), living room and fitted kitchen.

Lease Details

117 Regent Street

- Tenant: The Danish Wardrobe Company Limited
- Lease for a term to expire on the 7th January 2029
- Rent: £35,000 per annum
- Rent Review: 8th January 2024
- Break Clause: No Break Clause
- Repairing Liability: The lease is drawn on internal repairing and insuring terms to include the shop front

8 Satchwell Walk

- AST to expire 20th July 2024
- Rent: £1,295 per calendar month



Location

Regent Street is located in the heart of Leamington Spa, bisecting the prime retailing location known as the Parade. The site is identified on the attached street map. This popular secondary retailing zone is serviced by on-street and multiple car parks, excellent public transport, and is a short walk from many local amenities including the famous parks and gardens of Leamington Spa.

Rights

A right of way will be granted in favour of 119 Regent street for its tenants, visitors and workmen to enter an area at rear (outlined in green) for access to the upper floor residential accommodation at 119 Regent street.

VAT

We are advised the properties are VAT elected.

VAT is payable on the commercial rents. VAT is not payable on the flat rents.

Tenure

Subject to the freehold title, lease of 117 Regent Street and AST of 8 Satchwell Walk.

Services

All mains services are connected to the site and are independent to each unit. 8 Satchwell Walk is electrically heated.

EPC

117 Regent Street: B-46

8 Satchwell Walk: E-40

Price

Freehold price: £660,000. Subject to contract.

Split

The vendor may consider selling a split between the commercial and residential accommodation.

Rates

The rateable value for 117 Regent street is £25,500.

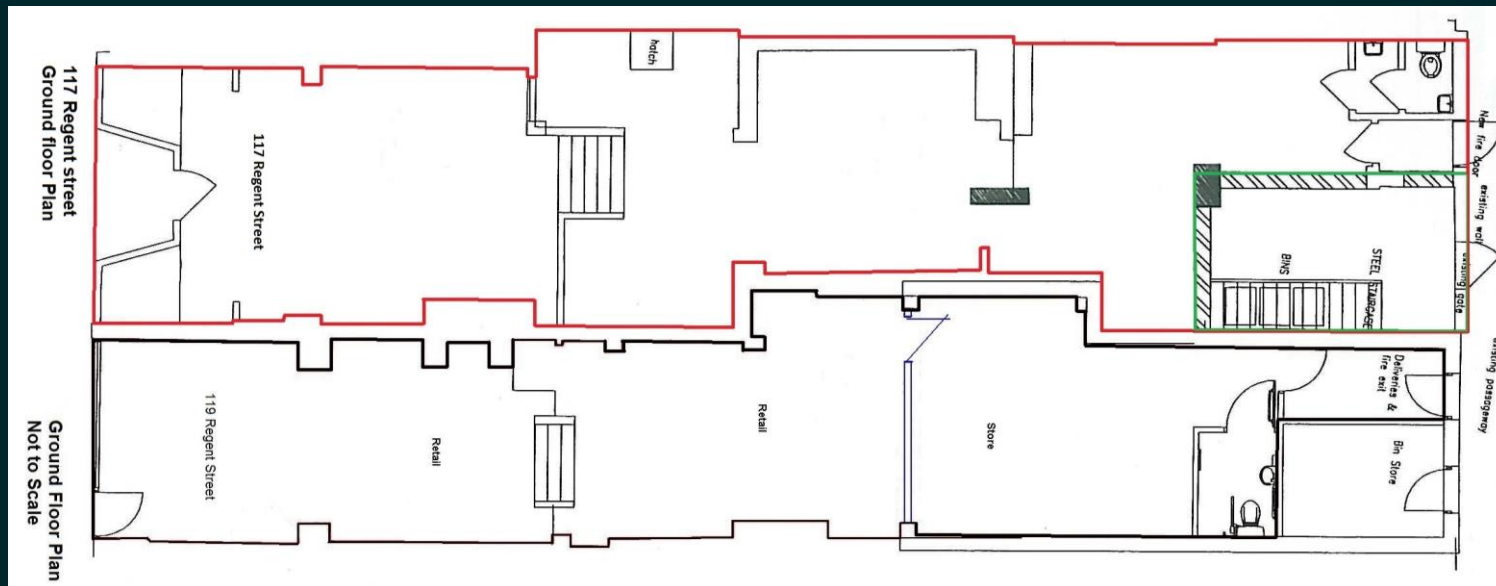
Council Tax Band for 8 Satchwell Walk is: Band B.

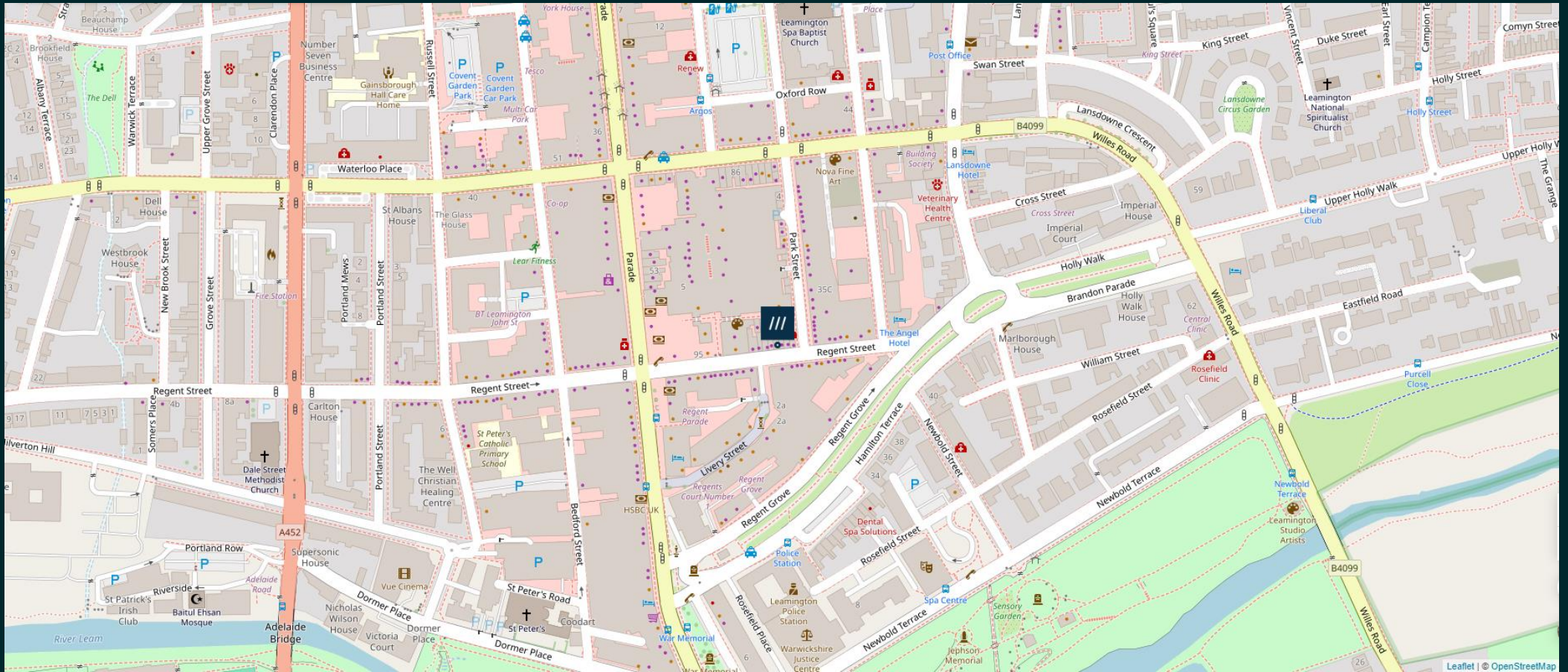
Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Viewing

Strictly by appointment with the sole selling agent. Telephone 01926 888181





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Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

For viewing arrangements, contact:

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