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commercial property experts

**For Sale**  
**Town Centre Retail and Residential Investment**

**119 Regent Street, Leamington Spa, Warwickshire, CV32 4NU**



## Accommodation

119 Regent Street, along with apartments known as 9 and 10 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 Parkinsons Limited, who retail high end shoes, boots and accessories under the name "The Boot Room" and 9 and 10 Satchwell Walk, one and two bedroom apartments respectively. The apartments underwent significant refurbishment approximately ten years ago, providing high quality, well maintained accommodation with en-suite facilities. The building's accommodation in greater detail is as follows:

119 Regent Street - NET retail area: 854 sq.ft (79.37 sq.m)

9 Satchwell Walk - One bedroom apartment

10 Satchwell Walk - Two bedroom apartment

### Lease Details

#### 119 Regent Street

- Tenant: Parkinsons Limited
- Lease for a term to expire on the 31st August 2025
- Rent: £28,000 per annum
- Rent review: No outstanding review
- Repairing Liability: the lease is drawn on internal repairing and insuring terms to include the shop front

#### 9 Satchwell Walk

- AST to expire October 2024
- Rent: £895 per calendar month

#### 10 Satchwell Walk

- AST to expire August 2024
- Rent: £1,195 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 the rear of 117 Regent Street (outlined in green) for access to the upper floor residential accommodation at 119 Regent Street.

## Tenure

Subject to the freehold title, lease of 119 Regent Street and ASTs of no's 9 & 10 Satchwell Walk.

## Services

All mains services are connected to the properties and are independent to each unit.

## EPC

119 Regent Street: C-51

9 Satchwell Walk: C-70

10 Satchwell Walk: D-68

## Price

Freehold price: £700,000. Subject to contract.

## VAT

We are advised the properties are VAT elected.

VAT is payable in respect of the commercial rents, however is not applicable on the flat rents.

## Split

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

## Rates

The rateable value for the current year is £22,500

Council Tax Band for 9 Satchwell Walk is: Band A

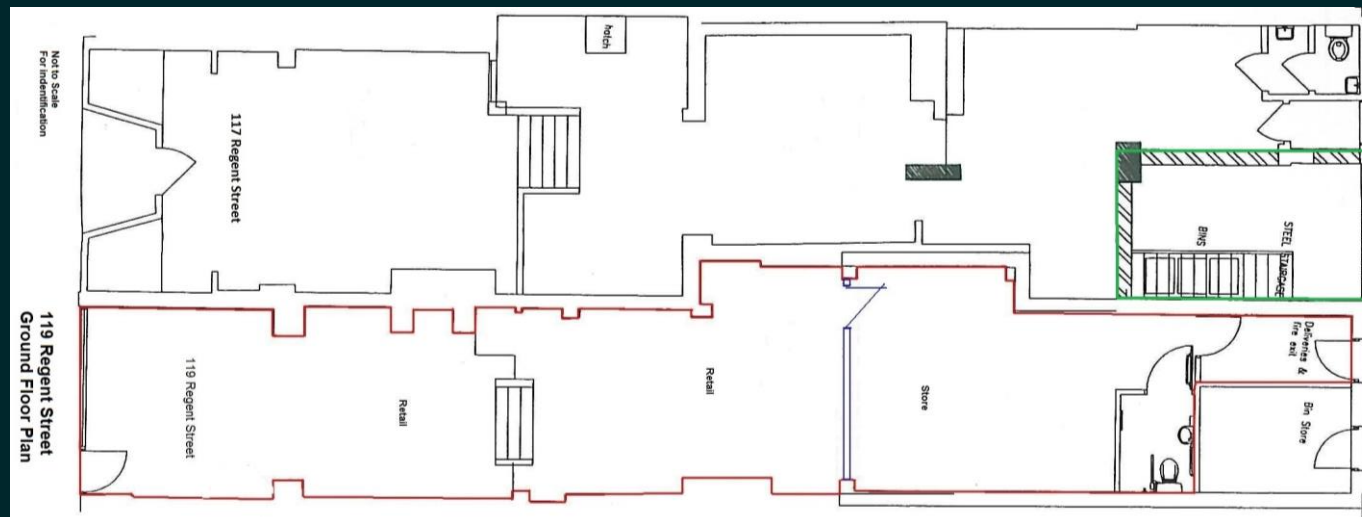
Council Tax Band for 10 Satchwell Walk is: Band A

## Legal Costs

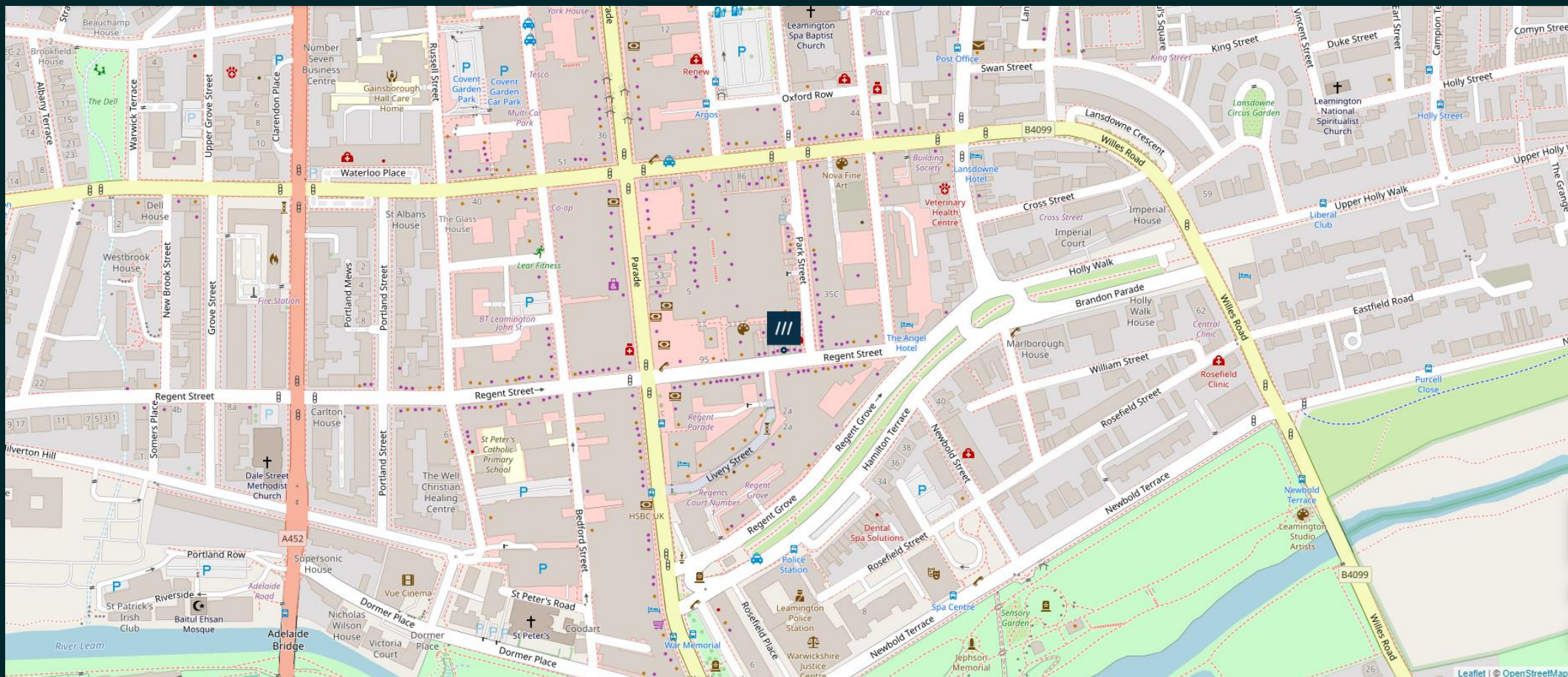
Each party will be responsible for their own legal costs incurred in the transaction.

## Viewing

Strictly by appointment of the sole selling agent.  
Telephone 01926 882121







**ehB**  
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Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

For viewing arrangements, contact:  
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