

# To Let

Ground and Basement Floor Retail Space

**1,368 sq.ft** (127 sq.m)

**23A Regent Street, Leamington Spa, Warwickshire, CV32 5EJ**

**ehB  
Reeves**

commercial property experts





## Accommodation

The shop unit comprises a ground and basement floor lock up retail unit, with a glazed shop frontage with return, the shop is accessed via a small set of steps.

The shop is principally open plan with storage kitchen and WC available in the basement. The accommodation in greater detail comprises:

Ground Floor Retail Area: 716 sq.ft (66.53 sq.m)

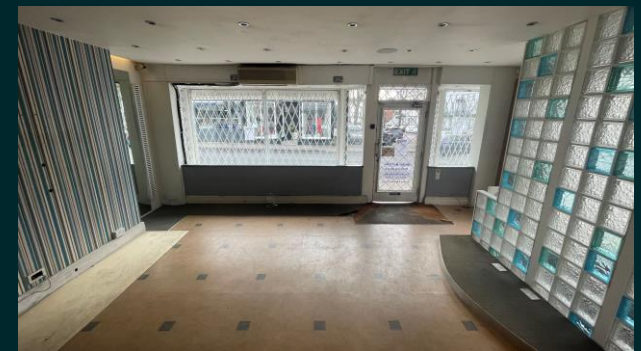
Basement Floor Area: 652 sq.ft (60.57 sq.m)

Overall Shop Depth: 11.94m

Shopfront Width: 6.55m

## Location

23a Regent Street, is located on the corner of Portland Street and Regent Street, one of the principal retailing roads in Leamington Spa. It is situated between Windsor Street and Portland Street, a short walk from the prime retailing area - The Parade and the Royal Priors Shopping Centre. Regent Street boasts an impressive collection of both national and private retailers, operating out of an interesting collection of period and modern shop units, restaurants and bars. On Street car parking and local authority car parks are near by.



## Tenure

The property is offered subject to a new lease for a term to be negotiated, no less than 3 years. Subject to internal repairing and insuring terms

## Services

Mains electricity, water and drainage are connected to the premises.

## EPC C 57

## Planning

Class E

## Rent

£23,000 (exclusive) per annum

## Rates

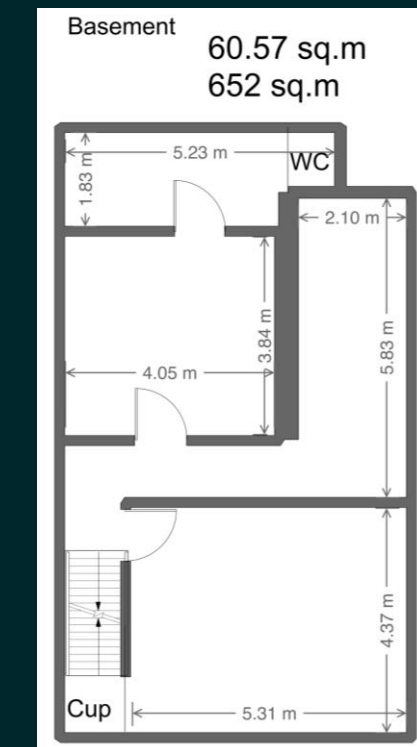
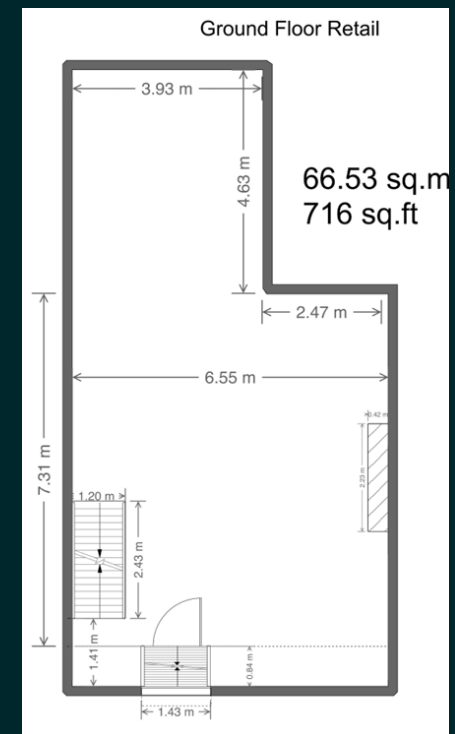
The rateable value for the current year is £13,500. Occupiers may benefit from small business rates relief subject to status of ratespayer.

## Legal Costs

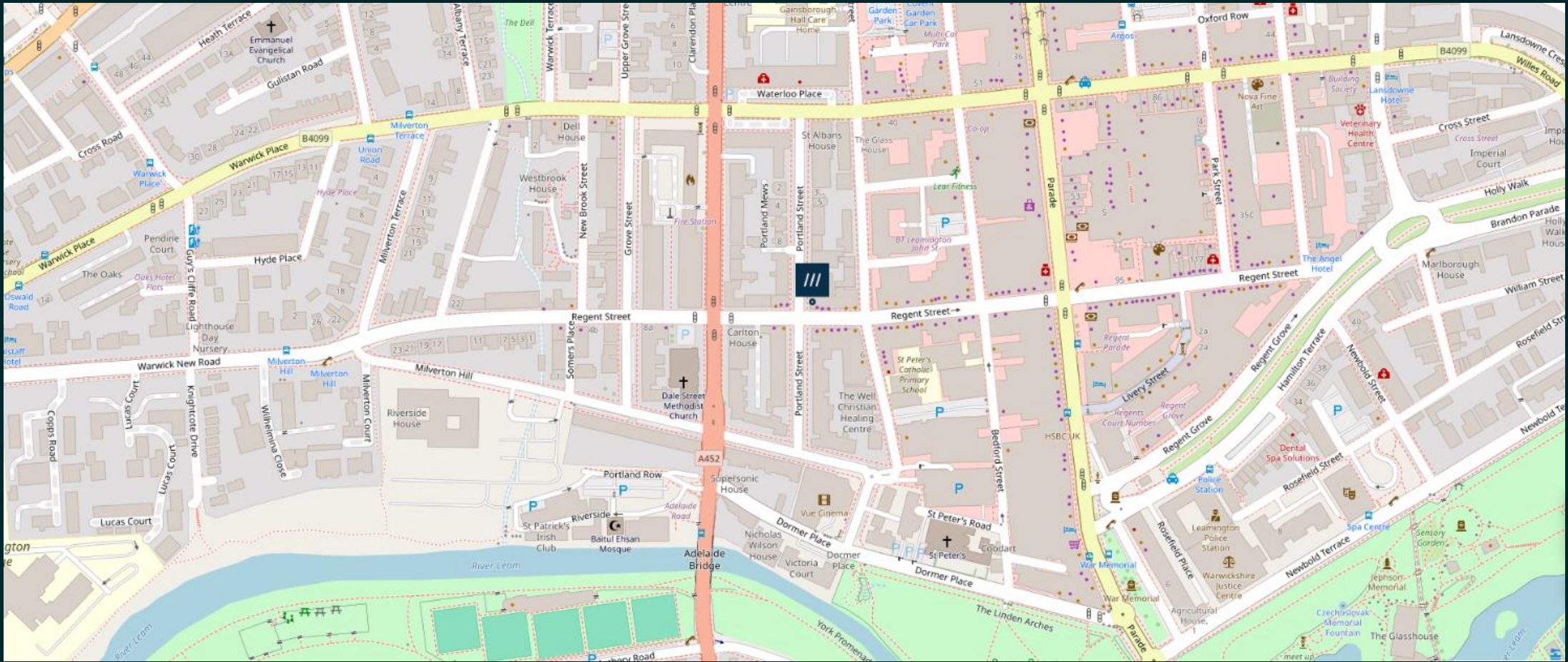
Each party will be responsible for their own legal costs incurred in the transaction.

## Service Charge

The tenant will contribute towards buildings insurance and external maintenance.







Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

For viewing arrangements, contact:

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