



Location

Royal Leamington Spa is an attractive spa town and is among the top ten regional centres of wealth and tourism in the UK. It has a shopper population of over 100,000 which includes the large student population at the University of Warwick. The property occupies a prominent corner location close to operators including Mint Velvet, Crew, L'Occitane, Ecco and numerous established restaurant and leisure operators.

The property has a good return frontage along Regent Street. There are bus stops along Parade and ample car parking close by. The property is set across basement, ground and first floors but alternative configurations can be considered.

Accommodation

Ground Floor	4,164 sq ft	386.99 sq m
First Floor Sales	5,216 sq ft	484.76 sq m
Basement Ancillary	3,355 sq ft	311.80 sq m
Total	12,735 sq ft	1,183.55 sq m

Rent

On application.

Contact

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Rates

Rateable Value	£191,000
UBR	0.504 (2021/22)

Government rates relief may apply to this property as follows: 66% relief until 31st March 2022. Interested parties are advised to contact Warwick District Council (01926 456760) to confirm specific liability and any transitional relief.

Lease Term

The premises are available by way of a new effectively FRI lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Energy Performance Certificate

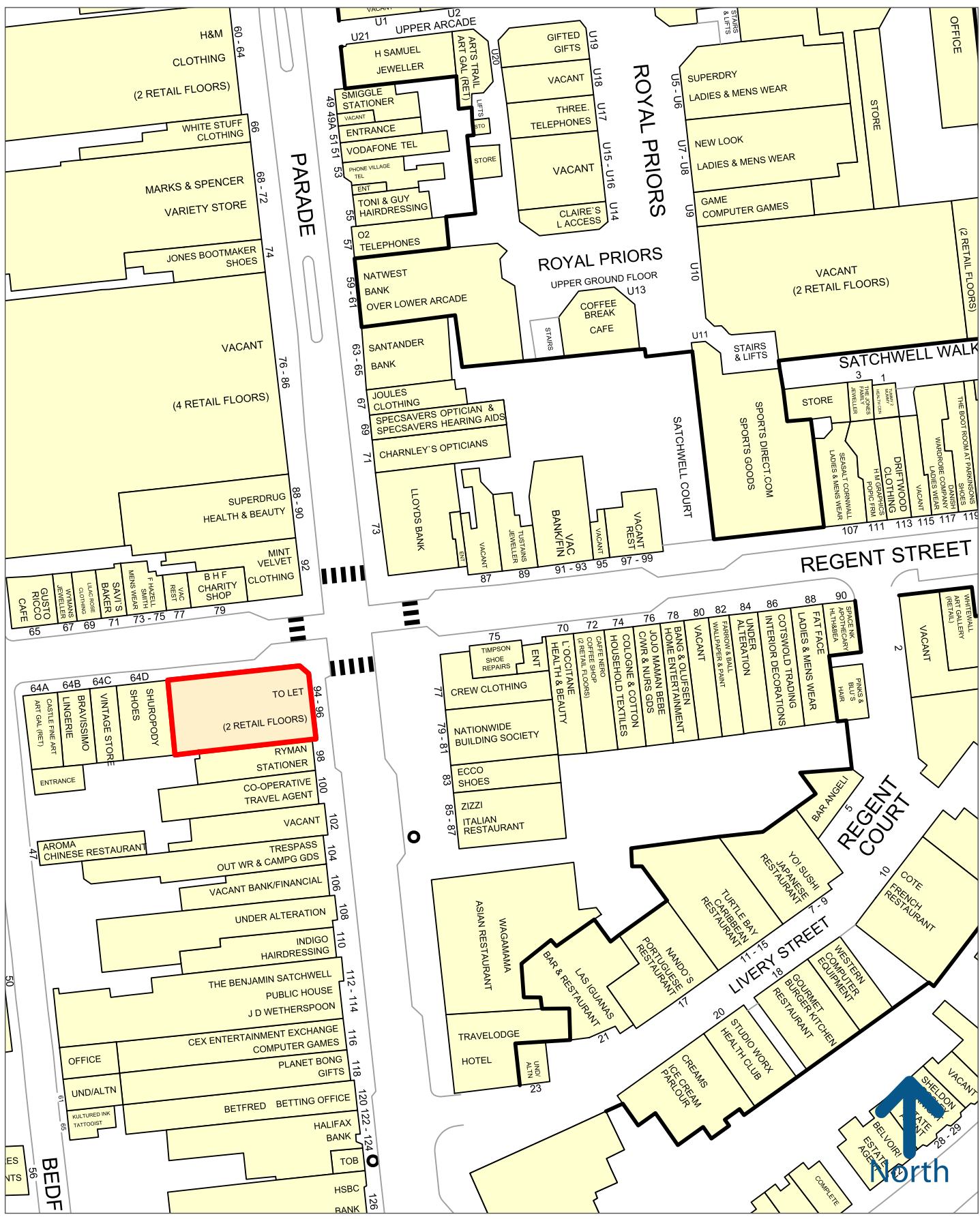
Available on request.

Costs

Each party is to be responsible for its own legal costs incurred in this transaction.

Viewing

Strictly by prior appointment.



50 metres

Experian Goad Plan Created: 16/05/2022
Created By: Kitchen LaFrenais Morgan