



Wareing & Company

TO LET

Retail Unit in Popular Town Centre Location



**50 Regent Street,
Leamington Spa, CV32 5EG**

Net Internal Area: 922 sq ft (85.63sq m)

- **Good quality retail unit adjacent to Sue Ryder and RSPCA**
 - **Extensively refurbished a few years ago**
- **Well regarded town centre location with high level of passing traffic**
- **Good mix of independent and national retailers plus busy bars / restaurants in immediate vicinity**

RENT: £23,000 pa (exc) – NO VAT

**Telephone 01926 430700 / Fax 01926 430290
38 Holly Walk Leamington Spa Warwickshire CV32 4LY
www.wareingandcompany.co.uk**

Location

The property is situated on the western side of Regent Street between Bedford Street and Augusta Place in the heart of the town centre.

The shop is on the south side of the road and as Regent Street runs in a one way direction from west to east there is a good level of vehicular traffic passing the building. The prime retail area, Parade, is approximately 100 metres away. Multi storey and surface level car parks are within a short walk and 'pay and display' parking is directly outside.

Regent Street comprises terraced period buildings which are typically two or three storey and have been converted for retail, bar or restaurant purposes at ground level and the upper parts as offices, residential or storage.

Description

50 Regent Street comprises a three storey Grade II Listed mid terrace period building. The upper floors have been converted into offices and have separate access at pavement level.

The neighbouring occupiers are Sue Ryder and the RSPCA whilst nearby are Games Workshop, Fizzy Moon Bar & Restaurant, Save the Children, Stagecoach Travel Shop, Oxfam and Sabai Sabai Thai restaurant

The shop has a prominent glazed frontage with matching side door and full width signage. It was reconfigured and refurbished a few years ago and subsequently fitted out to a high standard by the outgoing tenant, Wesley-Barrell, as a showroom for their furniture and interiors business.

The retail area has a maximum depth of 55' 3" (16.84 m) and a maximum width of 18' 11" (5.76 m) with a shop front of 11' 1" (3.39 m).

The specification includes part stone / part carpet flooring, painted plastered walls, feature lighting and heating via a gas fired boiler to radiators. There is a private kitchen, separate ladies and gents WC's, an enclosed rear yard suitable for refuse storage with a passageway running to the rear of the terrace leading onto Bedford Street.

Accommodation

	Net Internal Area	
	Sq Ft	Sq M
Retail area	809	75.13
Understairs Storage	16	1.50
Kitchen	97	9.00
Separate ladies and gents WC's		
Total	922	85.63

Services

Mains, water, gas, electric and drainage are connected with the heating via gas fired boiler to radiators.

Lease Terms

The premises are available to rent by way of a new lease for a term to be agreed with the letting being taken outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954.

The tenant will be responsible for the repair, maintenance and decoration of the interior of the premises and shop front, insuring the plate glass and for contributing towards the building insurance premium and service charge.

Rent

£23,000 per annum, exclusive of VAT, business rates, service charge and all other outgoings and payable quarterly in advance.

Business Rates

Rateable Value	£20,000
Rates Payable	£ 9,600 (2018/19)

VAT

VAT will **NOT** be payable in addition.

Service Charge

A service charge will be levied by the landlord for the upkeep of the external parts of the building. However, it has not been necessary to require the present tenant to contribute to date.

The landlord will insure the building and will recover a pro-rata contribution based on floor area occupied. The current year's contribution is £1,266.

Legal Costs

Each party will be responsible for their own legal costs incurred this matter

Viewing

For further information or to arrange a viewing, please contact the sole letting agent:

Mark Thompson MRICS

Tel: 01926 430700

Email: mark.thompson@wareingandcompany.co.uk

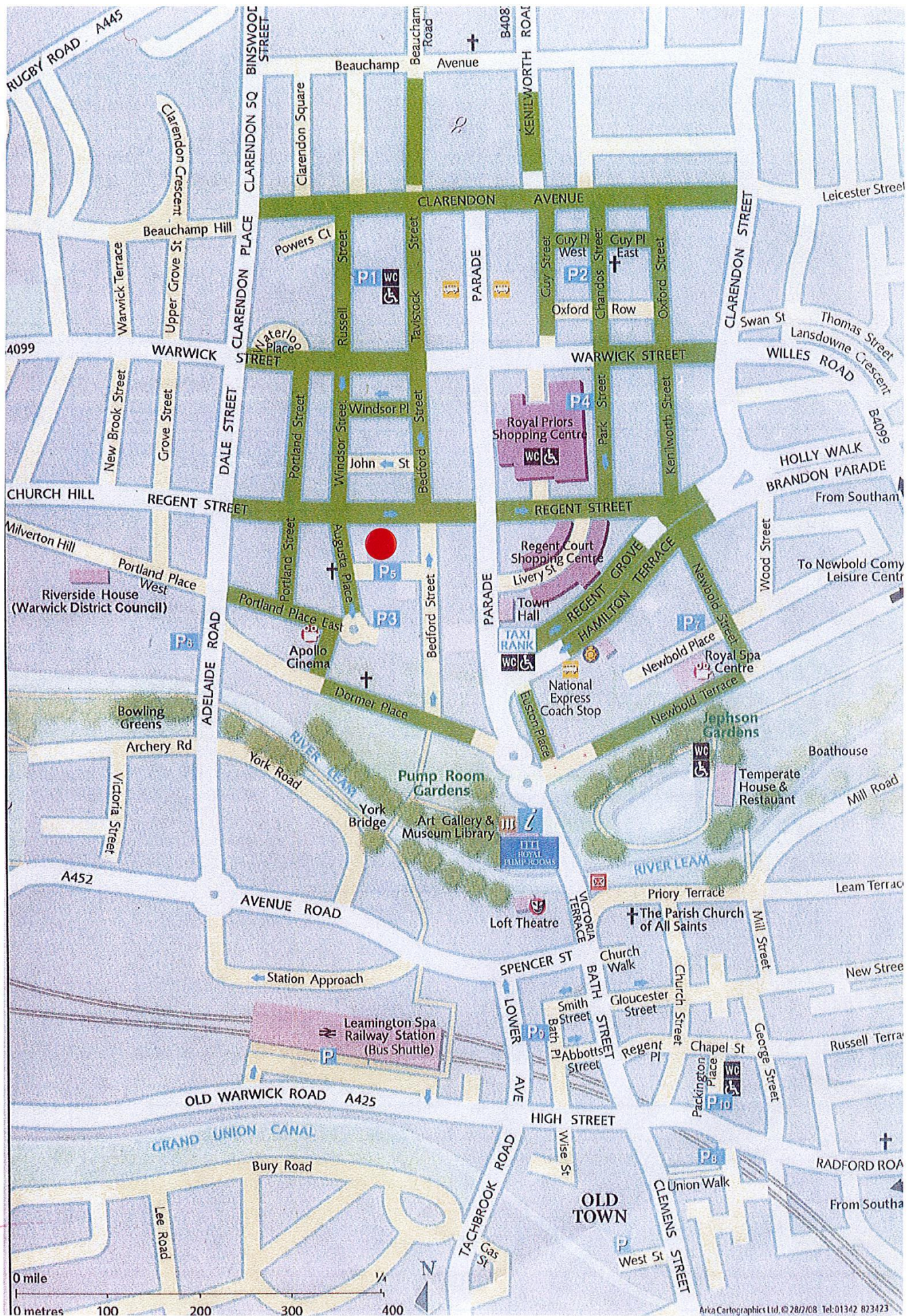
IMPORTANT NOTICE

All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:-

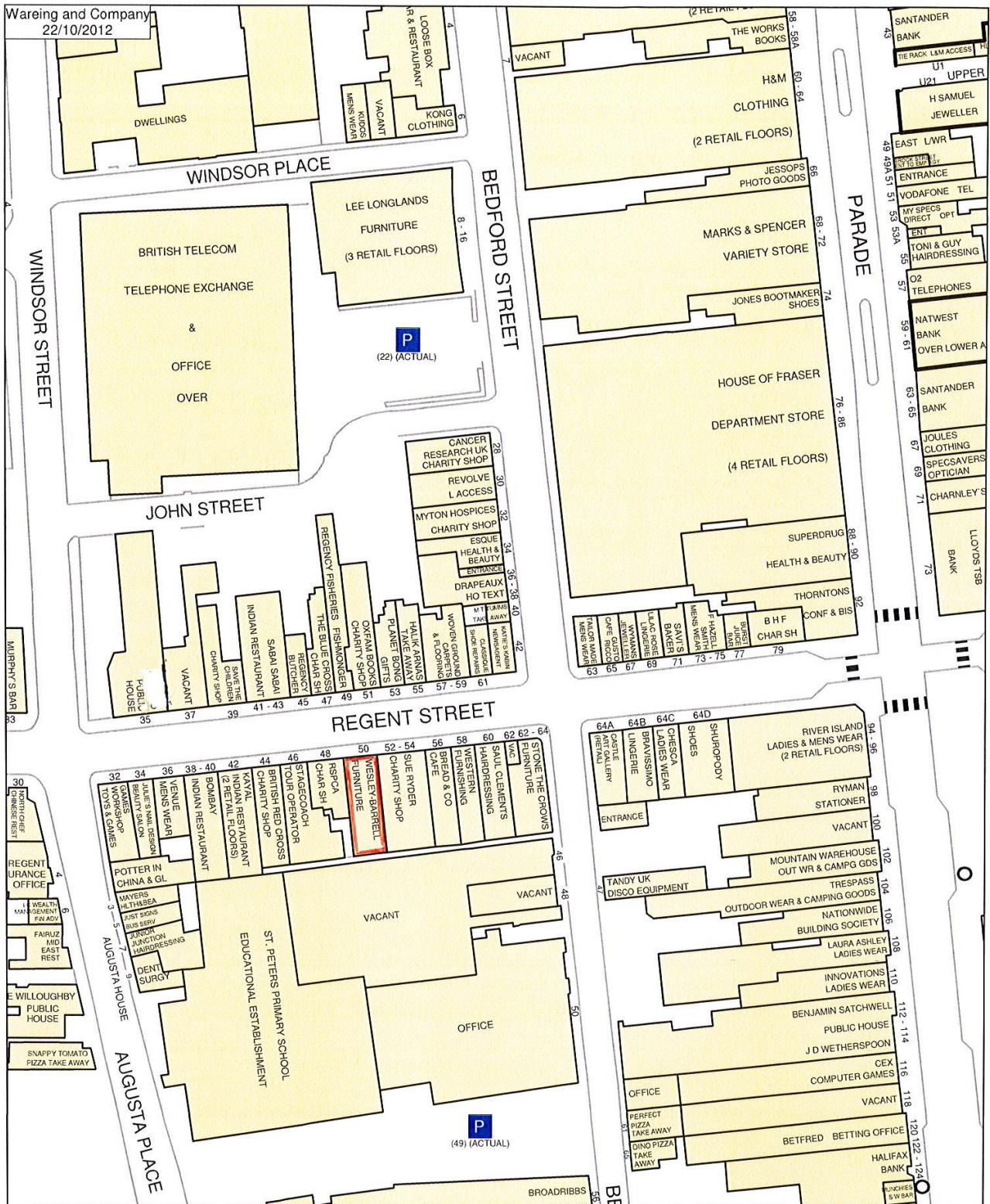
All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Information on tenure or tenancies has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their solicitors. Information on rating assessments and Town & Country planning matters has been obtained by verbal enquiry from the appropriate Local Authority. Prospective purchasers / lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease. All information on the availability of mains services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations, including apparatus, fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition. No investigations have been made to verify if any equipment, plant, machinery or services in or on the premises are compliant. All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

Please note that these particulars are issued in good faith but without responsibility. These particulars are issued on the distinct understanding that all negotiations are concluded through Wareing & Company. The property is offered Subject to Contract and it still being available at the time of enquiry and that no responsibility can be accepted for any loss or expenses incurred in viewing.

Wareing & Company for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them, (iii) no person in the employment of Wareing & Company has any authority to make or give any representation or warranty in relation to this property, (iv) all rentals and prices are quoted exclusive of VAT.



Wareing and Company
22/10/2012



goad For more information on our products and services:
plans.co.uk
www.goadplans.co.uk
0845 6016011
goad.sales@uk.experian.com

COPYRIGHT AND CONFIDENTIALITY NOTICE
2012 Experian Ltd All Rights Reserved
This product includes mapping data licensed from Ordnance Survey® © Crown Copyright 2012. Licence number: PU 100017316.
Mapping
Ordnance Survey
For full terms & copyright conditions visit www.goadplans.co.uk

Wareing & Company
01926 430700
38 Holly Walk Royal Leamington Spa Warwickshire CV32 4LY

