

LOCK UP SHOP TO LET

122b Regent Street,
Leamington Spa, CV32 4NR



LOCATION

Royal Leamington Spa is an affluent market town within Warwickshire. Located 5 five miles from Warwick and six miles South of Coventry City Centre. .

DESCRIPTION

This small ground floor lock up shop fronts Regent Street with the Town Centre. Nearby occupiers include – **The Flower Shop, Fired Earth, Cook Shop, Neals Yard Remedies.**

ACCOMODATION

The premises comprise of the following approximate floor areas and dimensions:

Shop Depth:	7.66 m	25'12"
Frontage:	1.80 m	5'11"
Ground Floor Sales:	22.85m²	246 sq ft

TENURE

The premises are to be made available by way of a new full repairing and Insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

RENT

£10,000 per annum exclusive of rates, service charge and VAT

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE **£9,900**
(2017 Assessment)

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

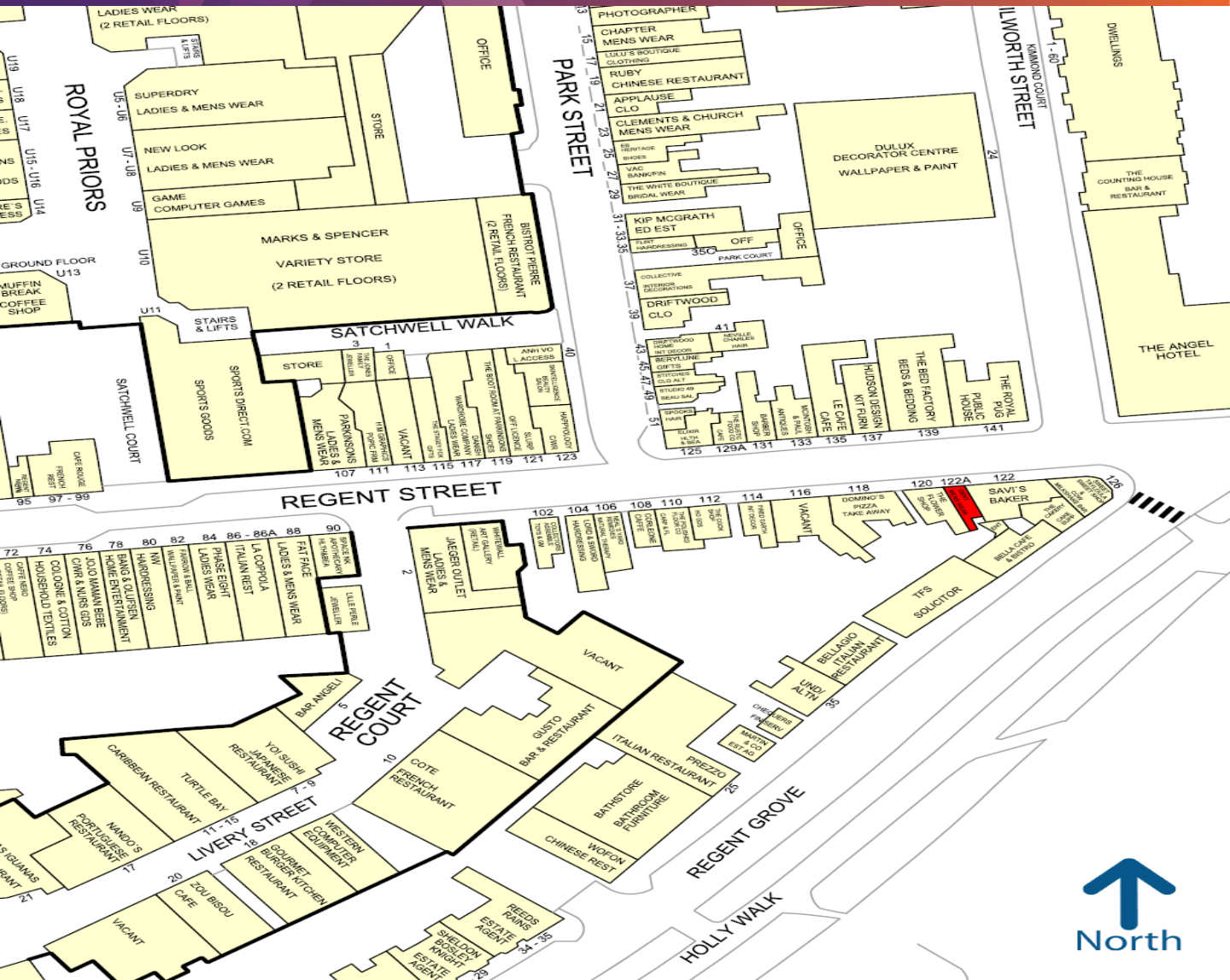
Strictly by appointment with the Sole Retained Agents

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**

Details correct at the time of print October 2018

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