

Stunning bar/restaurant opportunity in Leamington Spa's prime leisure pitch – New lease available

336.28m²
(3,618ft²)

- Established bar/restaurant premises
- Prime leisure pitch
- Fronting The Parade
- Highly affluent catchment
- Currently provides 130 covers
- Occupiers in the vicinity include **Wagamama, Yo! Sushi, Turtle Bay, Giggling Squid** and **Natsuya**.
- New lease available



TO LET



Location



Gallery



Contact

FHP are delighted to present this established bar/restaurant opportunity within The Parade in Leamington Spa.

Location

The subject property is located on The Parade, Leamington Spa's prime retail and leisure pitch.

Leamington Spa is an affluent Warwickshire town located approximately 25 miles southeast of Birmingham, 10 miles south of Coventry and 11 miles northwest of Stratford-upon-Avon. Famed for its Regency buildings, Leamington Spa supports a strong, and growing population of approximately 50,000.

Occupiers in the vicinity include **Wagamama**, **Yo! Sushi**, **Turtle Bay**, **Giggling Squid** and **Natsuya**. **Premier Inn**, **Travelodge** are also located close, as is **Jephson Gardens**.

Description

The building itself is set over three floors, with a substantial trading area providing 130 covers in its current format.

The kitchen is located to the rear of the ground floor, with extraction, three phase electricity, gas and water supplies. Loading is located to the rear, accessed from Bedford Street.

Offices and staff accommodation are located on the upper floors.





Floor Areas

Description	m ²	ft ²
Bar / Restaurant Area	336.28	3,618
First Floor	32.99	155
Second Floor	35.30	344
Third Floor	Not measured	Not measured
Total	404.57	4,117

Lease Terms and Rental

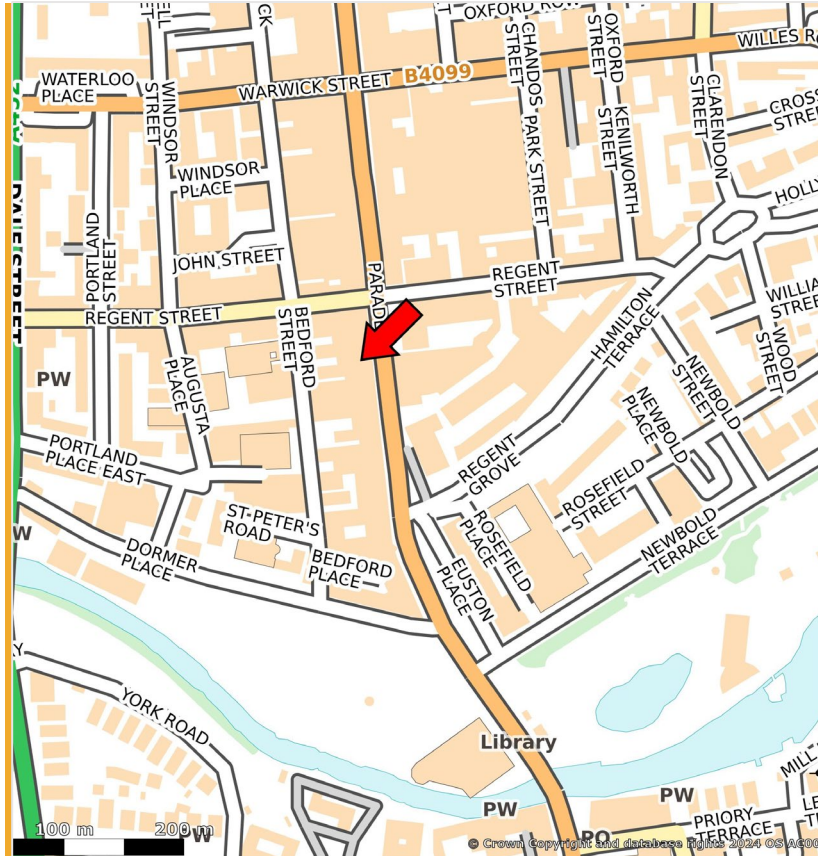
The property is available by way of a new, full repairing and insuring lease for a term to be agreed. Rental offers are invited in the region of:-

£75,000 per annum exclusive

VAT, Business Rates and utilities will be charged in addition to the rent.

Premium

Premium offers are invited for the trade fixtures, fittings, kitchen equipment etc.



Business Rates

We have been advised by Birmingham City Council Business Rates Department that the property is assessed as follows:

Rateable Value (2023): **£47,500**

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

Planning

The property is categorised as Use Class E.

Trading Hours

Under a licence dated 12/10/2021, permitted hours for the sale of alcohol are 10am – 12am (Sunday to Thursday) and 10am – 1am on Friday and Saturday. Interested parties are requested to make their own enquiries with regards to licensing.



EPC

Rated D-89. A copy of the Energy Performance Certificate is available on request.

Legal Costs

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

VAT

The property is elected, and VAT will be charged in addition to the rent.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Please click here to read our "Property Misdescriptions Act". E&OE.