

Substantial Class E Space To Let (May Sell) – Available subject to Vacant Possession

Ground floor sales
101.19m² (1,089ft²)

- Prominent town centre location
- Prominent return frontage
- Trading space over ground and first floors
- Mixed retail and leisure pitch
- Adjacencies include **Castle Fine Art, Bravissimo, Sabai Sabai, Gusto Ricco** and **Savi's Bakery**
- Highly affluent catchment
- Vacant Possession July 2025



TO LET



Location



Gallery



Contact

FHP are delighted to present this established retail unit with a prominent return frontage to Regent Street in Leamington Spa.

Location

The subject property is located on Regent Street in the heart of Leamington Spa. Sitting amongst quality national and independent retailers, bars and restaurants, 64 Regent Street occupies a highly prominent corner position, and offers flexible trading space over ground and first floors.

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.

Adjacencies include **Castle Fine Art**, **Bravissimo**, **Sabai Sabai**, **Gusto Ricco** and **Savi's Bakery**.

Description

The premises are arranged over ground and first floor levels and currently trades over two floors, with staff facilities and ancillary storage located to the rear of the first floor trading space.

The first floor can be accessed via a separate entrance door to Bedford Street, and offers the opportunity to reconfigure for alternative uses (STP).





Floor Areas

Description	m ²	ft ²
Ground floor sales	101.19	1,089
Ground floor ancillary	12.05	130
Mezzanine	11.14	120
First floor sales	63.72	686
Total	188.10	2,025

Lease Terms and Rental

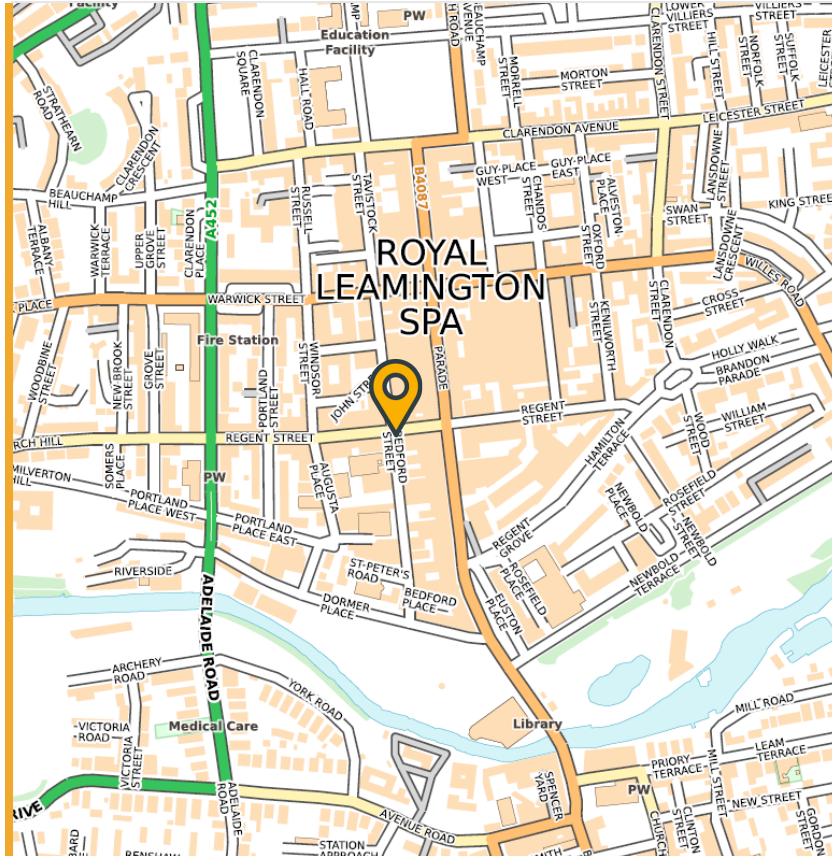
The property is available by way of a new, full repairing and insuring lease for a term to be agreed. Rental offers are invited in the region of:-

£40,000 per annum exclusive
(Forty thousands pounds)

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

Price

On application.



Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (RV): £33,750

UBR Multiplier: 49.9p (RV below £51,000) / 54.6p (RV over £51,000)

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (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 retail within **Use Class E** and can therefore be used for the following uses: retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

EPC

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.