

For Lease

Retail Property (High Street)



**24 Regent Street**

Leamington Spa, CV32 5EH

**BROMWICH**  
**ARDY**  
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www.bromwichhardy.com

📦 1,240.74 Sq Ft

£ £17,000 Per Annum

## Key Features

- Basement Storage
- 4.5m Shop Frontage
- Gas, Water and Electric Co
- Well positioned on Regent Street
- Kitchen and W/C
- Mix of LED Lights
- Raised Middle Store Area



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## Location

24 Regent Street is positioned in the heart of Leamington Spa's bustling town center, an attractive and vibrant area known for its Regency architecture and affluent clientele. Regent Street benefits from a high footfall and proximity to an array of popular retailers, boutiques, and dining options.

Local occupiers on the high street include an impressive mix of national and independent brands, such as Marks & Spencer, Waterstones, and Boots, which draw consistent foot traffic to the area. Fashion retailers like H&M, FatFace, and White Stuff add to the retail appeal, while artisanal cafes, including Coffee#1 and Gusto Ricco Café, contribute to a lively café culture. The nearby Everyman Cinema and Royal Pump Rooms further enhance the street's appeal, making it a go-to destination for shopping, dining, and leisure.

## Description

Prominent retail unit on Regent Street available to let, available from January 2025. Large bay window frontage with ample storage and dry basement. The retail unit consists of 4 main areas, the front, middle and back of shop areas with a basement accessed via an internal stairwell. The property benefits from Gas supply, Water and Single Phase Electrics. Suitable for a wide variety of retail uses. The property is Class E (retail only).

## Accommodation

Area	Sq Ft	Sq M
Zone A	273.4	25.4
Zone B	244.34	22.7
Zone C	200	18.58
Basement	523	48.59
<b>Total</b>	<b>1,240.74</b>	<b>115.26</b>

## Business Rates

Current Rateable Value: £8,300 PA

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/81465237>

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

## Tenure

Available by way of a new lease direct with the Landlord on terms to be agreed.

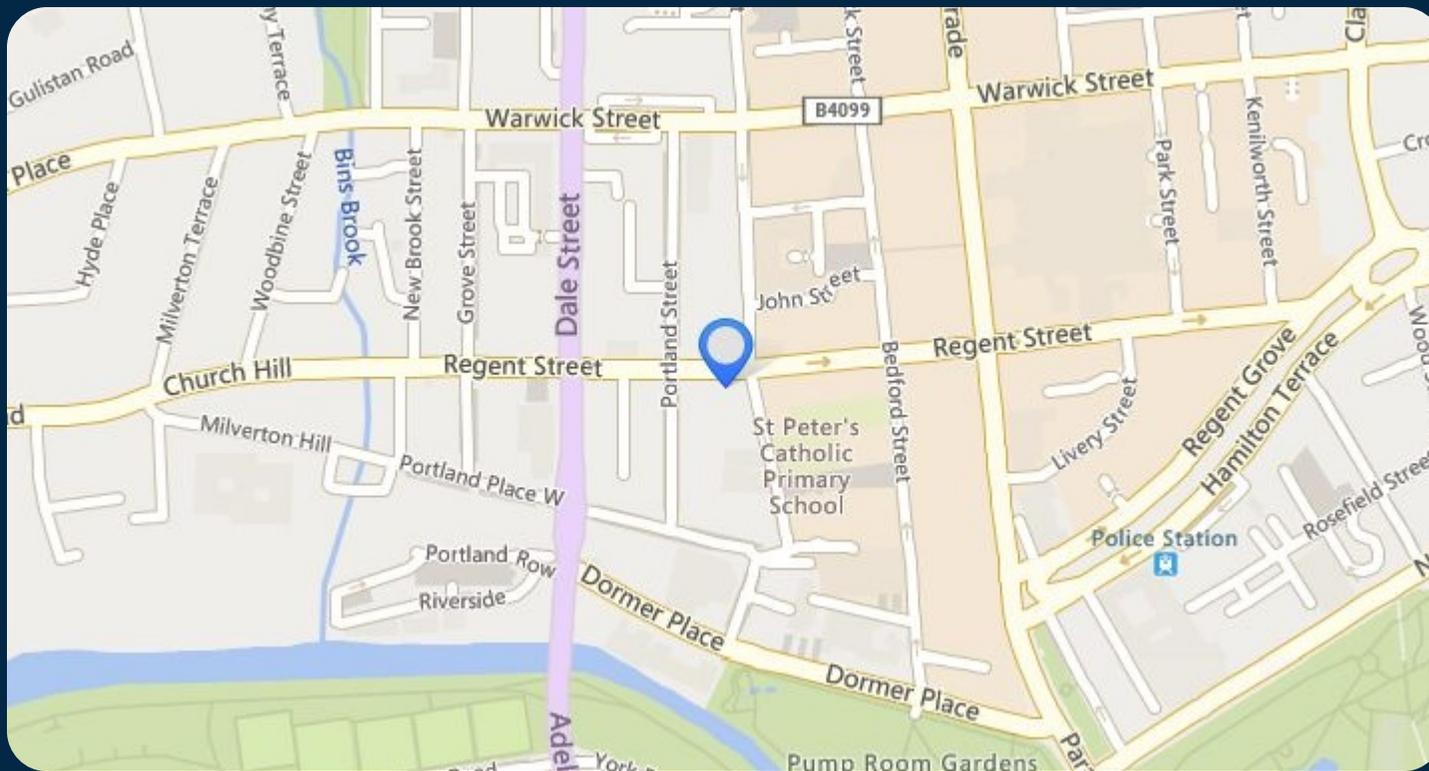
## EPC

Available upon request.

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This property is not registered for VAT (Value

With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



### Service Charge

Further information available upon request.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



### Caine Gilchrist

Contact us with any queries about the property or to book a viewing

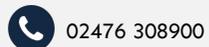
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