

# FOR SALE

Town Centre  
Retail / Residential  
Investment Property

80 REGENT STREET  
LEAMINGTON SPA  
CV32 4NS



**BROMWICH**  
**ARDY**  
024 7630 8900  
www.bromwichhardy.com

## PROPERTY HIGHLIGHTS

- Key Town Centre Retail Location
- Fully let
- Total rent of £41,820 per annum

## LOCATION

The property is located on Regent Street, one of Leamington's main retail locations. Regent street bisects the Parade, running in an East-West direction. The building is directly opposite the Royal Priors shopping centre and therefore benefits from high footfall and excellent visibility from the shopping centre. Also close by is Regent Court, another busy location home to a number of restaurants and shops. Local occupiers include Caffè Nero, Nationwide and Nando's.

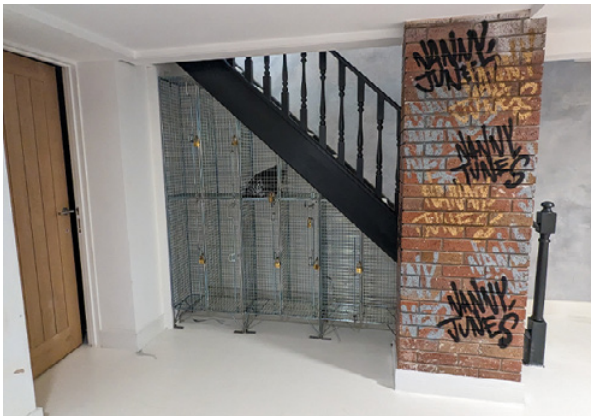


## DESCRIPTION

The building comprises a mid-terrace period structure with a painted front elevation and pitched slated roof. There is a retail unit on the ground and lower ground floors, currently let to a Beauty Salon, with two residential flats above also fully let.

## TENANCY SCHEDULE

Unit	Lease	Rent (£)
80	10 years expiring July 2025	30,000
Flat 1	AST	6,600
Flat 2	AST	5,220
<b>Total</b>		<b>41,820</b>



## SERVICES

All mains services, with the exception of gas, are connected to the property.

## PRICE

We are inviting offers in the region of **£525,000.** for the freehold.

## V.A.T.

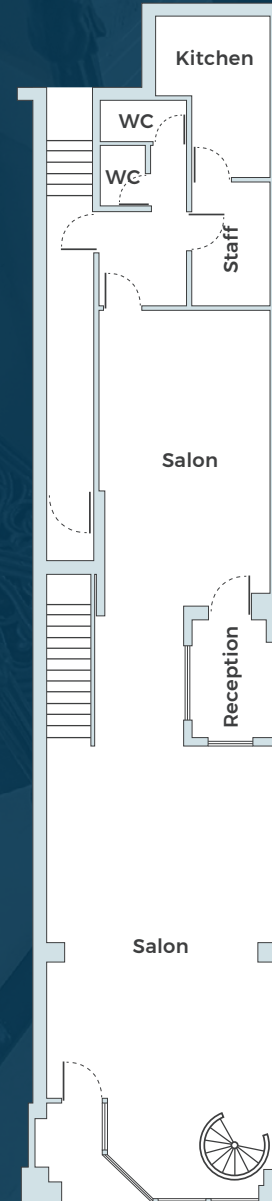
Vat is not applicable to the sale price.

## LEGAL COSTS

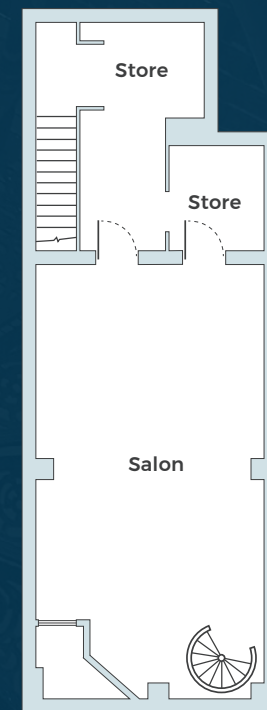
Each party will be responsible for their own legal costs incurred in any transaction.



## FLOOR PLANS



Ground Floor



Basement Floor

# ROYAL LEAMINGTON SPA - TOWN CENTRE





## VIEWING

Strictly by appointment through the sole agents.

**Tom Bromwich**

**E:** [tom.bromwich@bromwichhardy.com](mailto:tom.bromwich@bromwichhardy.com)

**T:** 02476 308 901 | **M:** 07718 037 150

**Mark Booth**

**E:** [mark.booth@bromwichhardy.com](mailto:mark.booth@bromwichhardy.com)

**T:** 02476 308 900 | **M:** 07497 150 632



1 The Cobalt Centre, Siskin Parkway East,  
Middlemarch Business Park,  
Coventry CV3 4PE

Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representations or fact upon which any person is entitled to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. June 2023.

