

# To Let

**122 Regent Street**

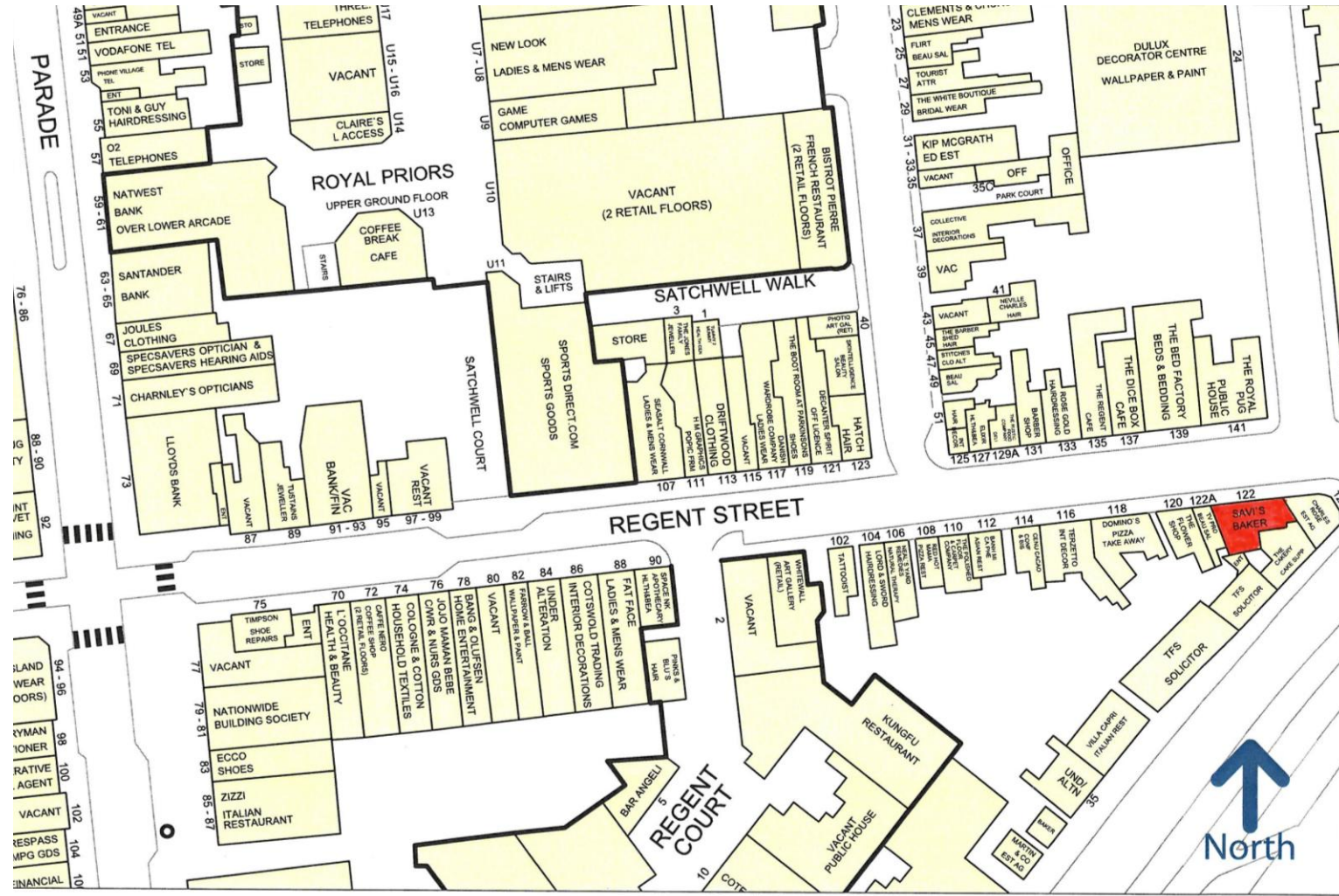
Leamington Spa • CV32 4NR

- Former sandwich shop approximately 200 metres from Parade.
- Suitable for a wide range of uses.
- Available immediately.
- Accommodation Available:

**443 sq ft (41.92 sqm)**

**Rent £17,500 pax**







### Services

We understand that all mains water, electricity and drainage services are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

### Planning

We understand that the property has the benefit of planning permission for User Class E purposes (Retail Use). Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

### Business Rates

Rateable Value	£11,750
Rates Payable	£5,863.25 per annum

### Tenure

The premises are available on a new 5 year lease outside the Landlord & Tenant Act. The tenant will contribute towards a service charge for the maintenance of common areas and insurance premium.

### Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

### Rent / Price

**£17,500 per annum exclusive** of Business Rates, VAT and service charge. VAT will be charged in addition to rent and services.

### EPC

TBC.

### Legal Costs

Each Party will meet their own legal and professional costs.

### Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

#### Bill Wareing FRICS

T 01926 430700 • M 07715 001018

E [bill.wareing@wareingandcompany.co.uk](mailto:bill.wareing@wareingandcompany.co.uk)



#### Jonathan M Blood MRICS

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