



**ROB ALSTON**  
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**PROMINENT  
CORNER UNIT LEASE  
AVAILABLE**



## LEAMINGTON SPA

64A REGENT STREET, CV32 5EG .

### LOCATION

Leamington Spa is an affluent Warwickshire spa town with a resident population of approximately 50,000 and is located 10 miles south of Coventry, 22 miles southeast of Birmingham and 11 miles northwest of Stratford upon Avon.

### DESCRIPTION

The property comprises a prominent and highly visible corner retail unit with a return frontage to Bedford Street and is arranged on ground floor only.

The property adjoins **Bravissimo** and other nearby occupiers include **Mint Velvet & Salino Lounge** together with a number of other quality independent retail and food and beverage uses on Regent Street.

### ACCOMMODATION

Ground Floor Sales	968 sq ft	89.96 sq m
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### EXISTING LEASE TERMS

The property is held by way of a full repairing and insuring lease expiring on 23<sup>rd</sup> June 2028 at a passing rental of **£35,000 per annum** with no further rent review until expiry.

### ASSIGNMENT TERMS

The property is available on the basis of a **NIL** premium assignment.

### RATES

Rateable Value (2026)	£37,260
Rates Payable	Interested parties are advised to make their own enquiries regarding rates payable for 2026/27.

### VIEWING

As the staff are unaware of this impending disposal viewings are strictly by prior appointment via **ROBERT ALSTON (07768 650446)**

### EPC

A copy of the Energy Performance Certificate is available on request.

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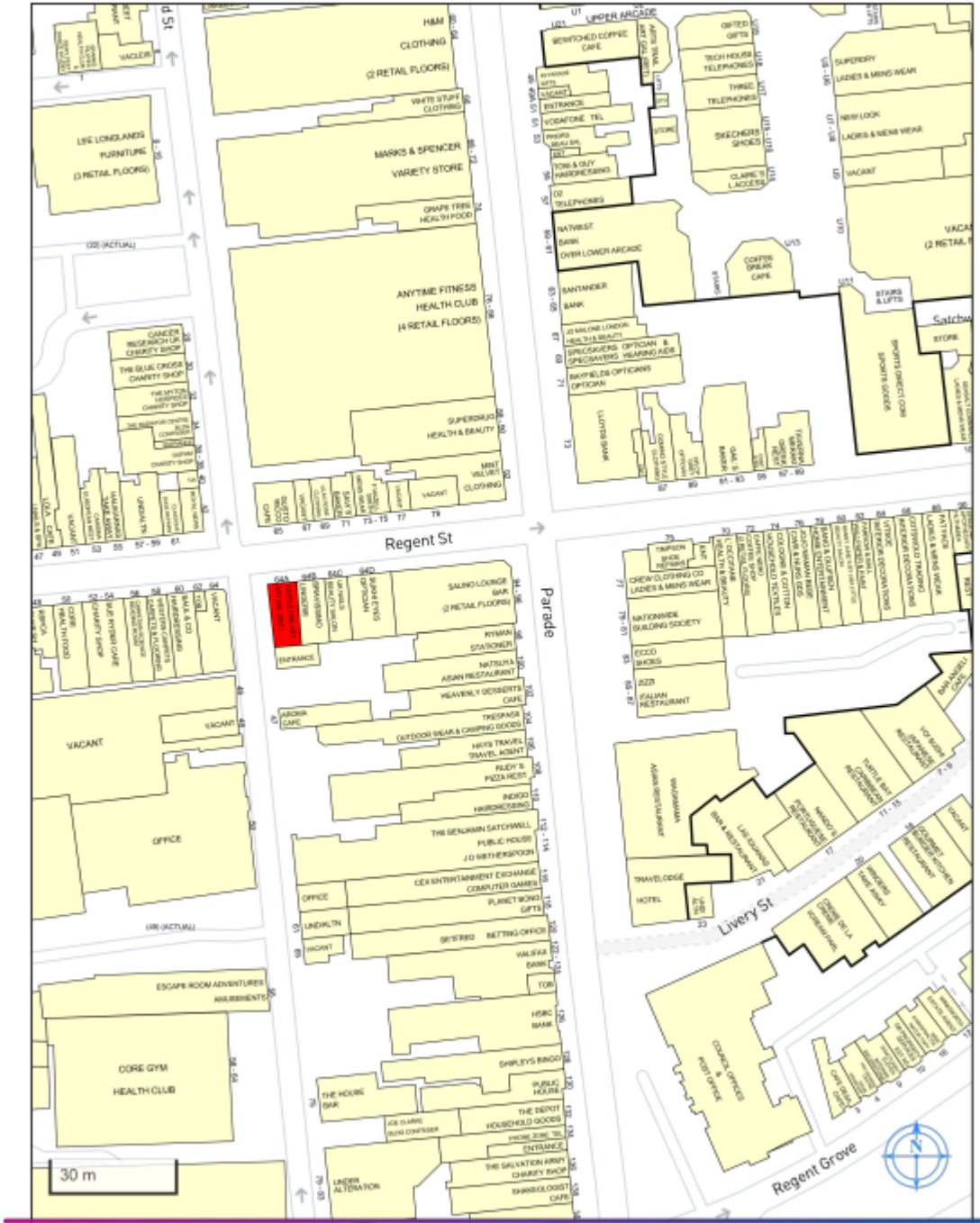


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Leamington Spa (64a Regent Street)

Modified: 14-Apr-26 11:30:24 / Surveyed: 08-Aug-25



Experian Goad Plan Created: 14/04/2026



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