

6 Bedford Street
Leamington Spa
CV32 5DY

ehB
Reeves

ehB Reeves
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

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Excellent Central Retail Unit To Let

- Prominent Retail Unit of 666 sq ft
- Great Location In Leamington Spa
- On Two Floors
- Close to Parade, Marks & Spencer and House of Fraser
- New Flexible Lease
- Available Now

Interested in
this property?

Contact

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LOCATION

Bedford Street, located in the heart of Leamington Spa's town centre, runs parallel to the Parade and is identified on the attached street map. Nearby traders include Marks & Spencer, House of Fraser, Lee Longlands and the Bedford Street Wine Bar. The area boasts a wide selection of traders including restaurants, coffee shops, interior design boutiques and clothing shops. It is only minutes from Parade and the town's prime retail and entertainment venues, as well as fine period and modern housing.

There is limited on street car parking very close to the premises with further local authority pay and display parking being available in a number of multi-storey car parks, and on street parking within a short walking distance.

DESCRIPTION

6 Bedford Street comprises a ground and first floor retail unit. In recent years the building underwent a significant refurbishment program both internally and externally and won a Leamington Spa Design Award.

The premises, a prominent corner unit, currently trades as a retail unit and reception affiliated to a gym and therapy centre (next door), and was formerly the "streetwear" retailer, Kong, for many years prior to that. Kong run a very successful retail unit having relocated directly over the road to larger premises.

The accommodation in greater detail comprises the following:

Ground Floor Retail Area

Net internal width 4.47m, maximum depth 8.42m

Net retail area 32.16 sq m. (346 sq ft)

First Floor Retail Area

29.64 sq m. (320 sq ft)

Separate WC facilities will be located adjacent to the retail unit. The shop is fitted with security grilles at ground floor and has kitchenette facilities, timber floors at ground floor, rubberized floor at first floor, and a modern spotlight system.

GENERAL INFORMATION

Services

Mains electricity is connected to the shop. Water and drainage are housed within the communal area of the building, off Windsor Place.

Rating Assessment

The rateable value for the year 2020/2021 is £10,000 and, subject to status, the rate payer may be entitled to 100% small business rates relief.

Lease

The premises are offered on a new lease for a term to be negotiated subject to a minimum period of three years. The shop would be held on internal repairing and insuring terms.

Service Charge

A service charge is levied by the landlord to cover a fair proportion of costs relating to the maintenance and cleaning of the common areas and the exterior of the building.

Rent

£18,500 per annum (exclusive), payable quarterly in advance.

Location

As indicated on site by the agent's board and as identified on the attached street map.

Costs

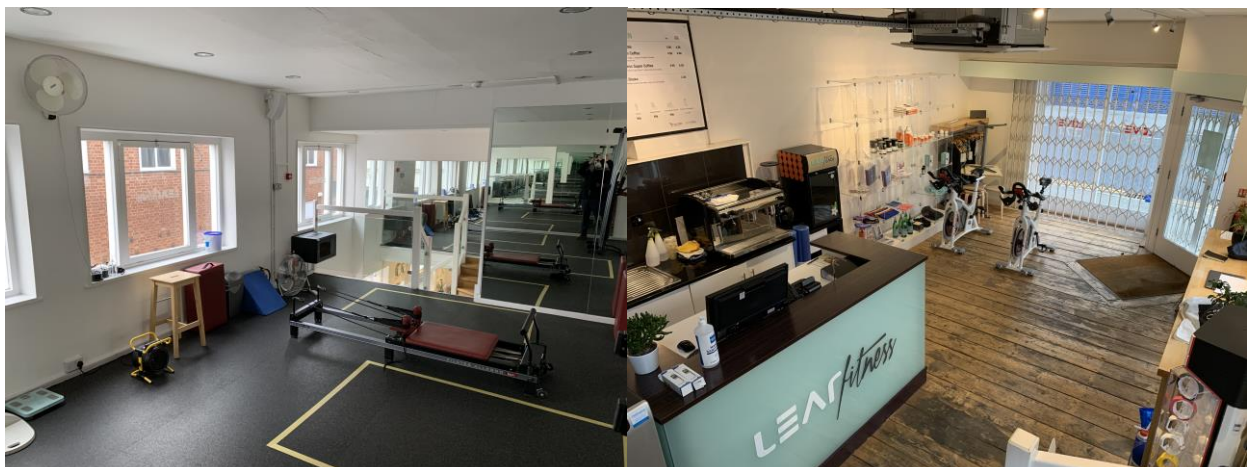
Each party will be responsible for their own legal costs associated with the transaction.

EPC Rating

F 146 and G 193 (to be reassessed).

Viewing

Strictly by appointment through the sole letting agents, ehB Reeves, on 01926 888181.



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