

For Sale

Residential Investment



131 - 135

Regent Street, Leamington Spa CV32 4NX

BROMWICH
ARDY

024 7630 8900

www.bromwichhardy.com

🏠 16 Bedrooms

£ £1,100,000 For the leasehold

Key Features

- 988-year-long leasehold
- Fully let investment
- 16 Bed HMO
- First and Second Floor HMO
- Fixtures and Fittings Included
- Rental Income of £95,050 pa
- Date room:
<https://www.dropbox.com/scl/fo/kmile2wlrjpam8as98eb/h?rlkey=59st309j7vlylglxsvrq23kpe&dl=0>



131 - 135, Regent Street, Leamington Spa, CV32
4NX



Location

The subject property is situated above retail to the north of Regent Street in a good secondary location within Leamington Spa Town Centre. There is on-street parking as well as St Peters Multi-storey Car Park only a short walk away. Local shopping centres include Morrisons, Aldi and Sainsbury's. Leamington Spa is 10 miles from Coventry City Centre and 29 Miles from Birmingham City Centre. The A46 is 3.3 miles away and Longbridge Island is 5.8 miles away.

Description

The subject property forms the upper two floors plus ground floor access to front and rear within three, 3-storey buildings, the first and second floors having been combined horizontally to provide 16 rooms with shared facilities on each of the first and second floors. The property is of traditional brick construction having pitched tiled roofs. The front elevation is rendered. The rental income of £100,860 pa. The property has a valid HMO license for both Flat 1 and Flat 2. The properties are fully compliant with all new regulations which and require no further work. Recently reissued licenses in October 2023 for a 5 year HMO license.

Dropbox Link:
<https://www.dropbox.com/scl/fo/kmile2wlrjpm8kas98eb/h?rlkey=59st309j7vlylglxsvrq23kpe&dl=0>

Tenure

Sale of the long leasehold 988 years of the First and Second Floor of 131 and 135 Regent Street.

EPC

Available upon request.

VAT

This property is not registered for VAT (Value Added Tax).



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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

02476 308 900
07806 767 073
caine.gilchrist@bromwichhardy.com



Charlie Glover

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

024 7630 8900
charlie.glover@bromwichhardy.com



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