

TO LET – RENTAL OFFERS INVITED
LA PERGOLA, 31 AUGUSTA PLACE, LEAMINGTON SPA,
WARWICKSHIRE, CV32 5EL



- Town centre restaurant/bar opportunity
- Located in close proximity to a number of popular restaurants and bars
- Total Gross Internal Area circa 3,099 square feet
- Available by way of a new sublease on terms to be agreed, subject to superior landlord's consent
- The property will appeal to local licensed operators and restaurateurs

Location

Leamington Spa is a spa town and civil parish in Warwickshire with a population of around 51,000 residents. It is located approximately 10 miles south of Coventry and 3 miles east of Warwick. The town is well known for its abundance of Regency architecture and has the River Leam running through the town centre.

La Pergola is situated in the town centre and fronts Augusta Place which is just off Regent Street. There are a number of popular bars and restaurants trading nearby including Hart & Co, Dwarakamai, Elma, Fizzy Moon amongst various others. The Vue Cinema is also located a short walk away.

Property Description

La Pergola occupies the ground floor and basement of a two storey end of terraced property beneath a pitched tiled roof.

Accommodation

The ground floor comprises of a reception area with a bar servery which leads into an open plan trading area with raised seating. Ancillary trade areas at ground floor level include a commercial kitchen, office, store and disabled WC.

The basement includes customer WC's, store and a beer store.

Externally and to the front of the property, there is a small seating area.

The property is currently vacant and requires investment.

The property's approximate floor areas are as follows:

| | |
|--------------|-------------|
| Ground Floor | 2,762 sq ft |
| Basement | 337 sq ft |
| Total | 3,099 sq ft |

Tenure

The premises is available by way of a new sub lease until September 2034 on terms to be agreed, subject to superior landlord's consent.

Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed. The site is within a Conservation Area. For further information please contact the local authority.

Services

We are advised that the property is connected to all mains services.

Premises Licence

It is understood that the property currently possesses a Premises Licence. The licensing hours permit the sale of alcohol for consumption on the premises Sunday to Thursday from 12:00 to 23:00 and Friday and Saturday from 12:00 to 00:00.

Business Rates

The property is assessed as a Restaurant and Premises and has a rateable value of £24,500 with effect from 1st April 2023.

VAT

VAT is applicable on the letting of this property.

EPC

The property has an EPC rating of band E. A copy is available upon request.

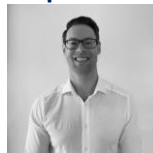
Anti Money Laundering

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.

Viewings

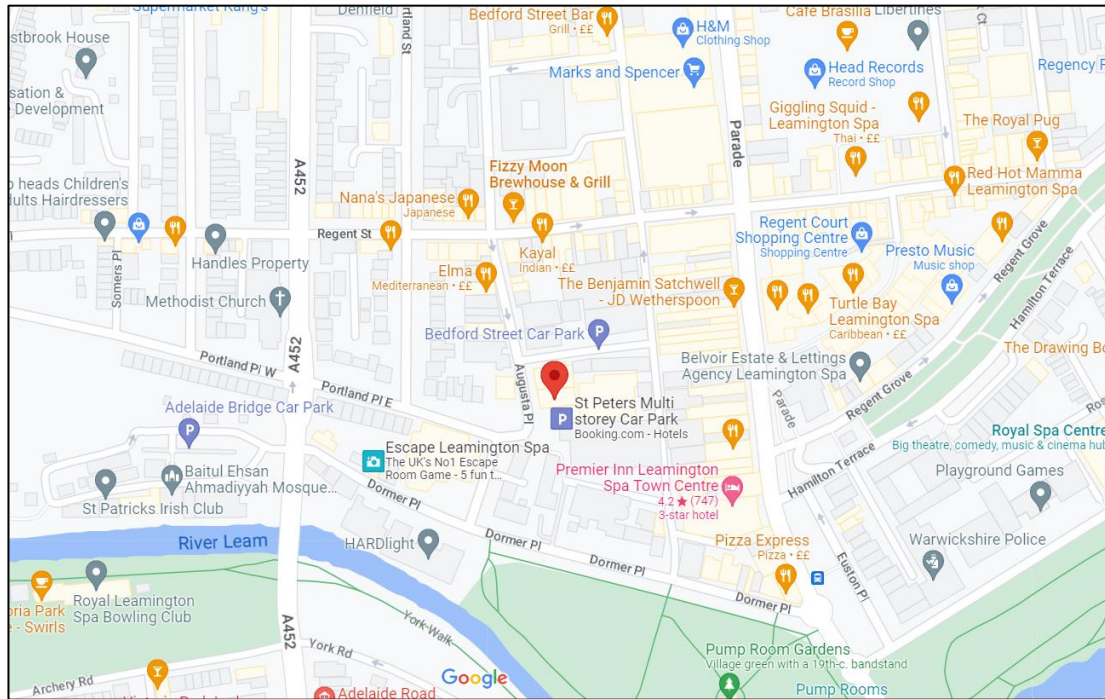
All viewings are strictly by appointment only.

Enquiries

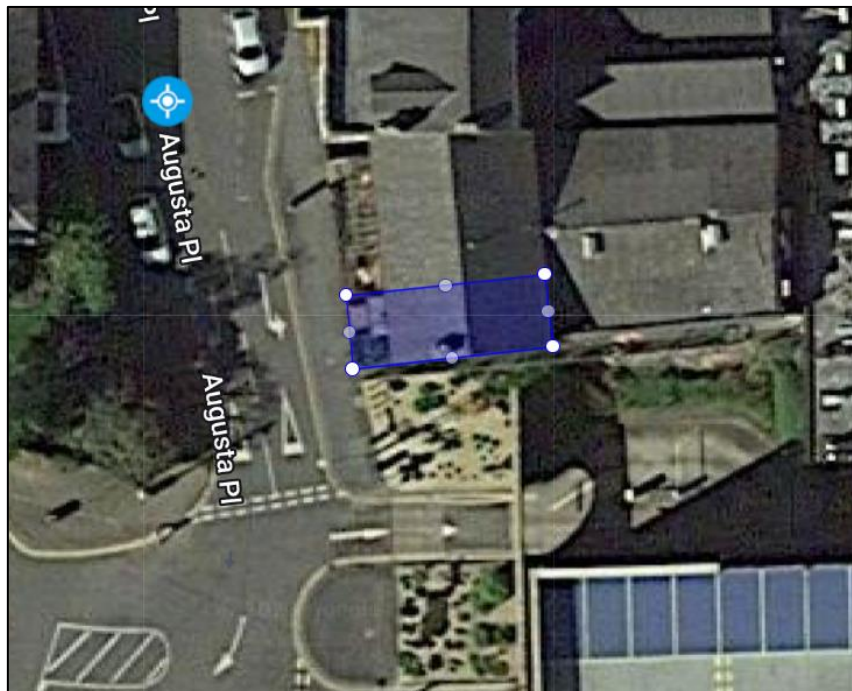


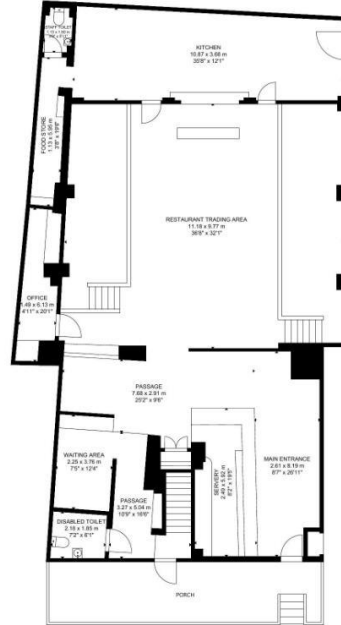
Contact: George Walker
Tel: 07359 213606
Email: george@wtsccommercial.co.uk

Location Plan



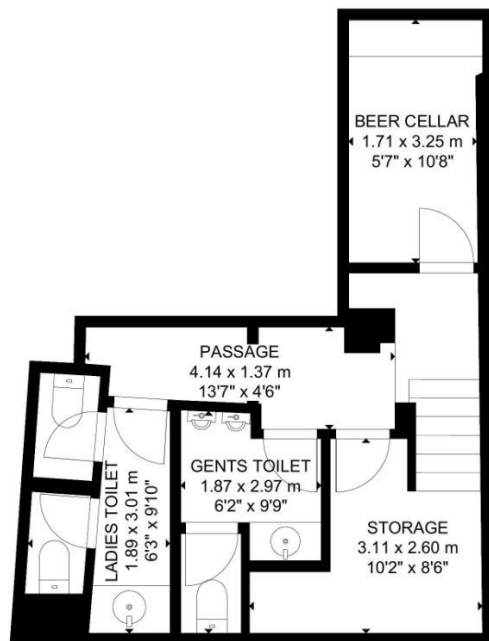
Site Plan





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GROSS INTERNAL AREA
TOTAL: 288 m²/3,099 sq ft
FLOOR 1: 31 m²/337 sq ft, FLOOR 2: 257 m²/2,762 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Important notice

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Our Services & Offices

