

ehB
Reeves

commercial property experts

To Let

Town Centre Retail (available April 2026)

1,068 sq.ft (99.2 sq.m)

117 Regent Street, Leamington Spa, Warwickshire, CV32 4NU



Accommodation

117 Regent Street is located in the centre of Leamington Spa in what is one of the most popular retailing pitches within the town centre. The unit comprises a large retail area with a fully glazed shopfront, plus rear storage and ancillary accommodation.

The unit is available to let from late April 2026 following a strip out and partial refurbishment.

Ground Floor Retail and Ancillary Area: **1,068 sq.ft** (99.2 sq.m)

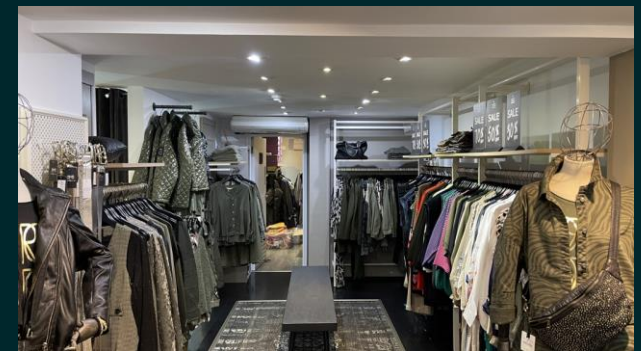
Location

The property is located in the heart of Leamington Spa's town centre in a popular and busy retail area close to the Parade and Royal Priors Shopping Centre. With an impressive footfall nearby occupiers include Space NK, Fat Face, Seasalt Cornwall and Giggling Squid.

There is on-street parking in the vicinity and a multi-storey car park to the rear, in Royal Priors.

Tenure

Available on a new lease for a term to be agreed. The lease will be drafted on internal repairing and insuring terms with the tenant also responsible for paying a proportion of any external repair costs.



Services

All mains services with the exception of gas are connected

EPC

B 46

Planning

Class E

Rent

£30,000 p.a.

We are advised the property is VAT elected.

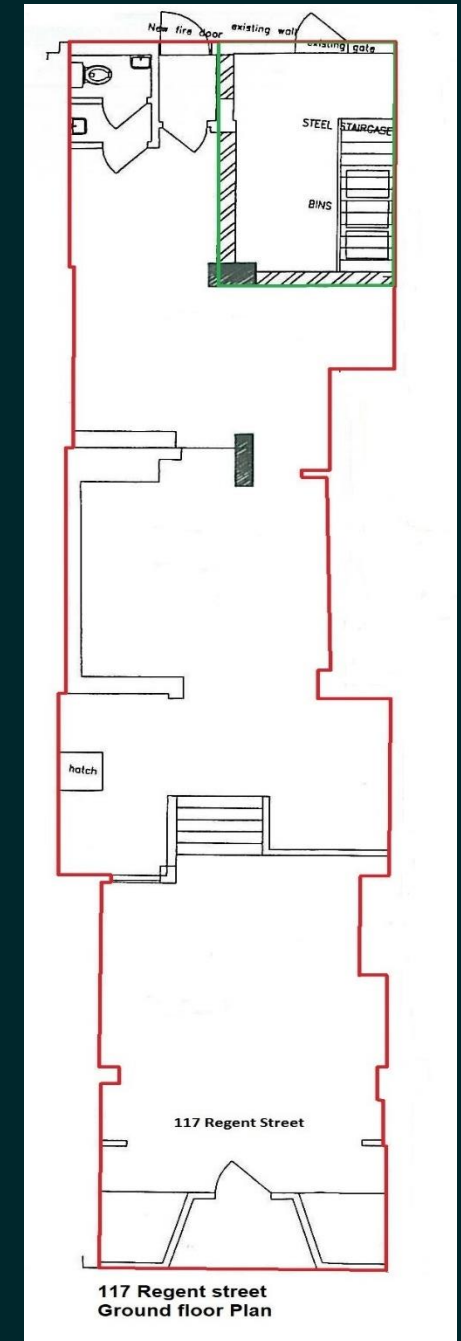
Rates

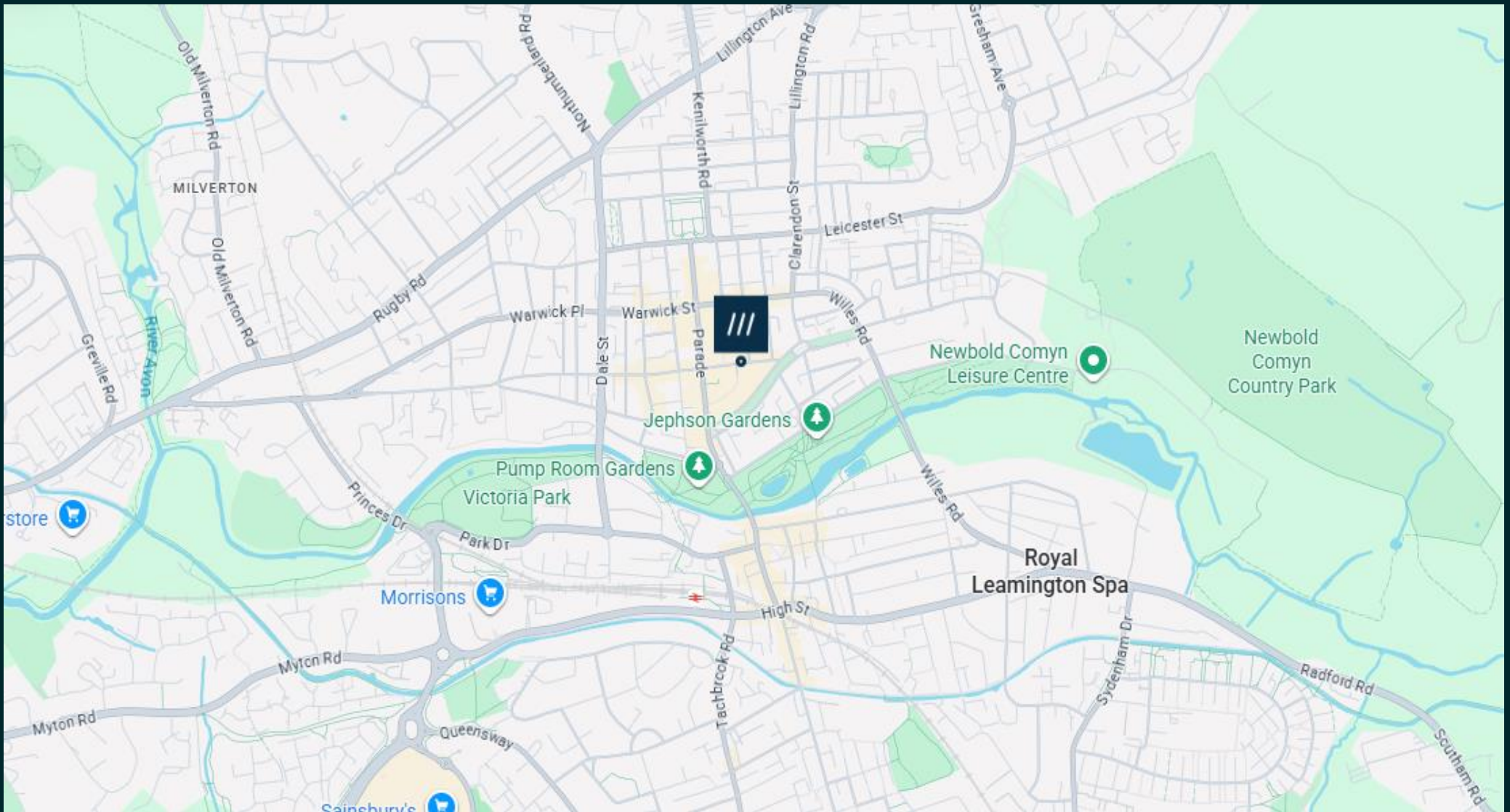
The rateable value for the current year is £25,500

The Rateable Value from 1st April 2026 is £28,250

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.





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3 Olympus Court
Olympus Avenue
Tachbrook Park
Leamington Spa
CV34 6RZ

For viewing arrangements, contact:

Oliver Shelley & George Riley

01926 888 181

oliver@ehbreeves.com & george@ehbreeves.com

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