Lot 1, 51 Regent Street, Leamington Spa,
Warwickshire CV32 5EE

For sale by Auction on 10th December 2026 (unless sold or withdrawn prior)



Freehold Retail and Residential Investment

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Property Information

Freehold Retail and Residential Investment

- Shop Let to Yo On The Go Ltd on a New 5 Year Lease (subject to option)
- Commercial Lease Outside the Security of Tenure Provision of the Landlord and Tenant Act 1954
- Highly Affluent and Attractive Town Centre Location
- Includes Ground Floor Retail Unit and Maisonette
- Prominent Retail Position on Regent Street
- Close to The Royal Priors Shopping Centre and Regent Court Shopping Centre
- Neighbouring occupiers include Boots, Holland & Barratt, Brook Taverner, Robert Dyas and White Stuff

Lot
1

Auction
10th December 2026

Rent
£22,550 per Annum Exclusive

Status
Available

Sector
Retail, High Street Retail, Residential

Auction Venue
Live Streamed Auction

Location

Miles	18 miles south-east of Birmingham, 10 miles south of Coventry, 3 miles east of Warwick
Roads	M40 (J13 & J14), A46, A452, A445, A425
Rail	Leamington Spa Railway Station
Air	Birmingham International Airport

Situation

The property is prominently situated on the north side of Regent Street, in the heart of Leamington Spa town centre, approximately 100 metres west of The Parade, the town's principal retail thoroughfare. The property also benefits from being within walking distance of The Royal Priors Shopping Centre which includes occupiers such as Marks & Spencer, New Look, Sports Direct, Superdry, Waterstones and Pandora. Regent Court Shopping Centre is also nearby, which includes Space NK, Presto Music and YO! Sushi.

Other neighbouring occupiers include Boots, Holland & Barratt, Brook Taverner, Robert Dyas, White Stuff and an eclectic mix of local boutiques.

Tenure

Freehold.

EPC

Please refer to the Legal Pack.

Description

The property comprises a retail unit on the ground floor and a 1 bedroom maisonette on the first and second floors. The property comprises an attractive mid terrace mixed-use building with self contained ground floor retail accommodation and a self contained maisonette on the upper floors.

The property benefits from on site car parking and rear access via John Street.

VAT

VAT is not applicable to this lot.

DISCLAIMER
These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Tenancy & Accommodation

Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Retail/Ancillary	117.42	(1,264)	YOU ON THE GO LTD (CRN: 17241926) t/a Yo On The Go	5 years from 12/10/2026	£22,500 (1)	(11/10/2031)
First Second	1 Bedroom Maisonette	108.00	(1,163)	INDIVIDUAL	125 years from 14/02/2006	£50 (increases by £25 every 40 years)	(13/02/2131)
Total Approximate Floor Area		**225.42 (2)**	**(2,426) (2)**			**£22,550**	

(1) As to the Retail Unit, the lease provides for a rent free period until 12/10/2027. The Seller will pay the Buyer the rent that would have been due in the absence of the rent free period from completion of the sale until the end of the rent free period. Therefore the retail unit will produce £22,500 per annum exclusive from completion of the sale. The lease is outside the Security of Tenure Provisions of the Landlord and Tenant Act 1954.
(2) The commercial floor areas are those published by the Valuation Office Agency/HMRC (www.voa.gov.uk). The residential floor areas are those published in the EPC.


Caffeine Project
47
open
Yo on the Go
CARISMA
TAPAS & WINE BAR
HALIKARNAS


CARISMA
TAPAS & WINE BAR
53
Caffeine Project
YO on the Go
WELCOME


Caffeine Project
YO on the Go
CARISMA
TAPAS & WINE BAR
CORE


CARISMA
TAPAS & WINE
HALIKARNA
Yo on the Go
CORE
BP26 YKX


Caffeine Project
YO on the Go
CARISMA
TAPAS & WINE BAR
HALIKARNAS


LG06 KWM


WINDSOR PLACE
LEE LONGLANDS
OFFICE
JOHN STREET
WINDSOR STREET
BEDFORD STREET
REGENT STREET
PARADE
WHITE STUFF
MARKS & SPENCER
GRAPE TREE
ANYTIME FITNESS
SUPERDRUG
MINT VELVET
CANCER RESEARCH UK
BLUE CROSS
MYTON HOSPICES
RADIATOR CENTRE
OXFAM
SOMBRERO
FIZZY MOON BREWHOUSE & GRILL
OTTO KITCHEN
THE CHILDREN SAVE
SABAI SABAI RESTAURANT
LA BOTTEGA
I NAILS & SPA
LOLA LEAMINGTON
YO ON THE GO
CARISMA TAPAS BAR
HALIKARNAS
TRATTORIA
CLASSIQUE
ROYAL NEWS
GUSTO RICCO CAFE
LILAC ROSE
SAVI'S
HAZELL F SMITH
TRIBE
ACAI AND THE BERRY
LERU RESTAURANT
NANA'S JAPANESE
MURPHY'S BAR
DWGS
VACANT
OFFICE
BEWICHED
TECH HOUSE ACCESSORIES
49 PARADE
THREE
VODAFONE
SKECHERS
PRIORS
TONI & GUY
O2
SUPERDRY
NEW LOOK
VACANT
VACANT (2 LEVELS)
Royal Priors Shopping Centre
COFFEE BREAK
SANTANDER
SPECSAVERS
BAYFIELDS OPTICIANS
LLOYDS BANK
DOMINO STYLE
GAIL'S BAKERY
TAVERNA MERAKI
SPORTS DIRECT
CREW CLOTHING COMPANY
NATIONWIDE
L'OCCITANE
CAFFE NERO
COLOGNE & COTTON
JOJO MAMAN BEBE
CASTLE FINE ART
BRAVISSIMO
UK NAILS
SALINO LOUNGE
RYMAN
NATSUYA
SUE RYDER
WESTERN CARPETS
SAUL & CO
CORE
RSPCA
A GOOD CATCH
KAYAL
BOMBAY
POLISH BEAUTY
NICE
100m
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2026