

lot 47

## 95-99 Regent Street Leamington Spa CV32 4NT

Rent  
£87,000  
per annum  
exclusive

### Freehold Restaurant/Retail Investment

- Entirely let to Café Rouge Restaurants Limited (t/a Café Rouge) until 2021
- Prominent corner unit in busy town centre location
- Situated directly adjacent to Royal Priors Shopping Centre main entrance
- Nearby occupiers include RBS, Caffè Nero, Lloyds TSB, River Island and Thorntons
- Six Week Completion

On the Instructions of  
Joint LPA Receivers

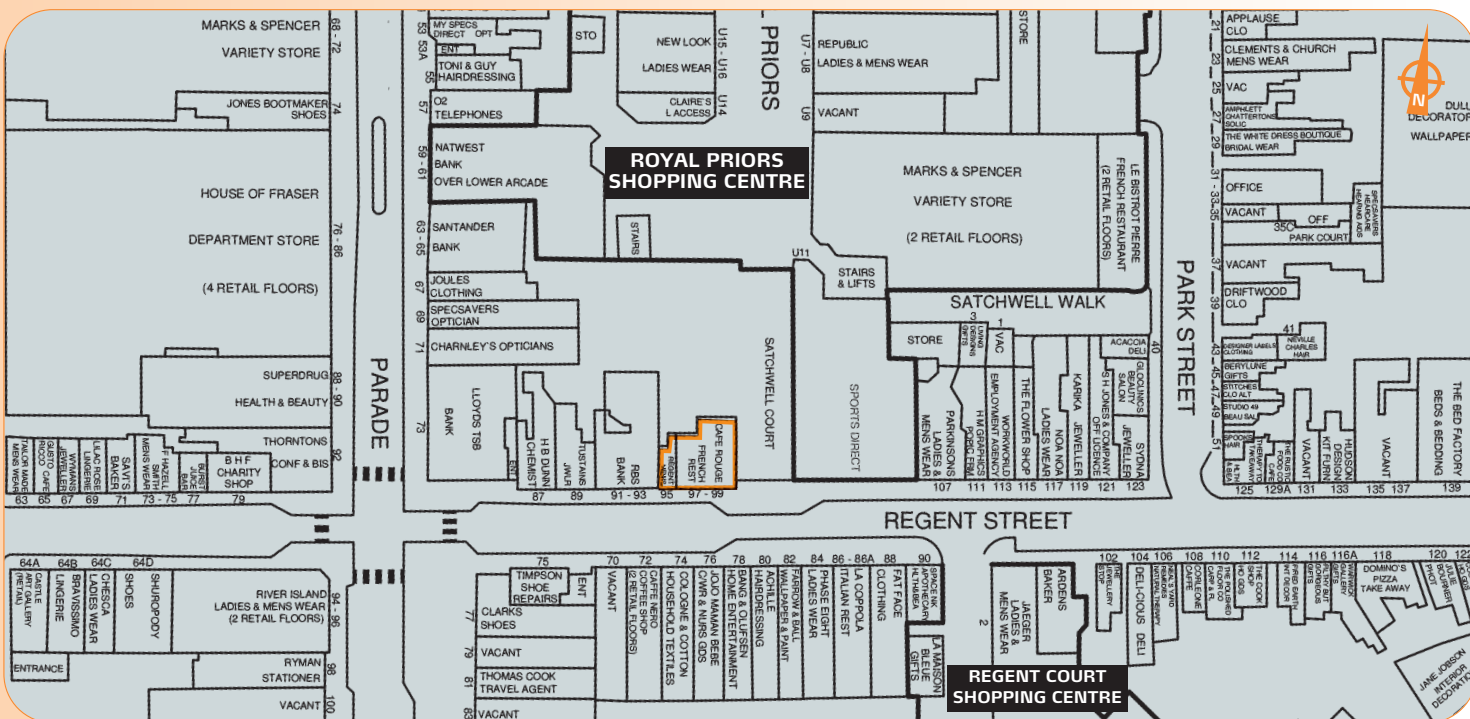






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#### Location

Miles: 18 miles south-east of Birmingham  
Roads: M40, A46, A452, A445, A425  
Rail: Leamington Spa Rail  
Air: Birmingham International Airport

#### Situation

The property is prominently situated in a prominent corner position on the northern side of Regent Street, at its junction with Satchwell Court which also provides the entrance to The Royal Priors Shopping Centre. Regent Court Shopping Centre also lies diagonally opposite the property. Other nearby occupiers include RBS, Caffè Nero, Lloyds TSB, River Island and Thorntons.

#### Description

The property comprises a restaurant and bar over part ground and first floors with ancillary accommodation on the second floor. In addition there is a self-contained ground floor retail unit with ancillary basement accommodation sublet to and trading as a newsagent, accessed from Regent Street.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Note

This property is being marketed for sale on behalf of CP Holder, KJ Coates and AC O'Keefe as Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
97-99	Ground	Restaurant	113.83 sq m	(1,225 sq ft)	CAFÉ ROUGE RESTAURANTS LIMITED (1) (t/a Café Rouge) (2)	25 years from 06/09/1996 until 05/09/2021	£87,000	06/09/2016
	First	Restaurant	85.60 sq m	(921 sq ft)				
	Second	Ancillary	26.30 sq m	(283 sq ft)				
95	Ground	Retail	29.72 sq m	(320 sq ft)				
	Basement	Ancillary	21.10 sq m	(227 sq ft)				
Totals			276.55 sq m	(2,976 sq ft)			£87,000	

(1) For the year ending 27th May 2012, Café Rouge Restaurants Limited reported a turnover of £113,395,000, pre-tax profits of £7,468,000 and a total net worth of £69,415,000. (Source: [www.riskdisk.com](http://www.riskdisk.com) 17/09/2013)

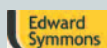
(2) The tenant has sublet 95 Regent Street to Individuals (t/a Regent News).

#### For further details please contact:

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