

lot 10

Rent
£97,000
per annum
exclusive

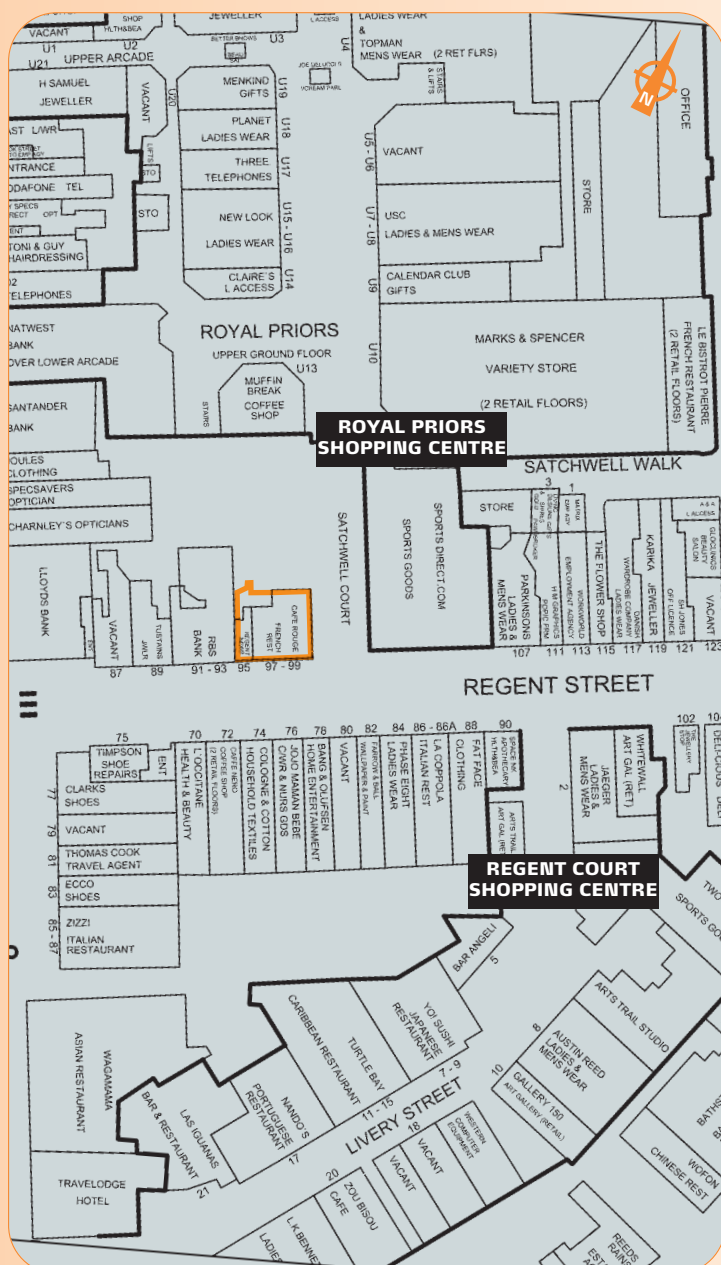
95-99 Regent Street Leamington Spa, Warwickshire CV32 4NT

Freehold Restaurant/Retail Investment

- Entirely let to Café Rouge Restaurants Limited
- 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, River Island and Thorntons



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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 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, which houses retailers including Marks & Spencer, New Look, Cath Kidston and GAP. Regent Court Shopping Centre lies diagonally opposite the property and nearby occupiers include RBS, Caffè Nero, Lloyds, 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. The tenant carried out a major refurbishment programme of the restaurant premises in late 2014. 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.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
97-99	Ground	Restaurant	106.65 sq m	(1,148 sq ft)	CAFÉ ROUGE RESTAURANTS LIMITED (1) (t/a Café Rouge and Regent News) (2)	25 years from 06/09/1996 until 05/09/2021	£97,000 (3)	06/09/2016
	First	Restaurant/Ancillary	87.79 sq m	(945 sq ft)				
	Second	Ancillary	65.03 sq m	(700 sq ft)				
95	Ground	Retail	21.31 sq m	(229 sq ft)				
	Basement	Ancillary	21.76 sq m	(234 sq ft)				
Totals			302.54 sq m	(3,256 sq ft)	£97,000 (3)			

(1) Café Rouge Restaurants Limited are a subsidiary of Casual Dining Limited. The Casual Dining Group operates some of the UK's favourite restaurant brands, including Bella Italia, Café Rouge and Belgo. The group employs over 10,000 people at over 250 locations. (Source: www.casualdininggroup.com 16/09/2015)

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

(3) Café Rouge Restaurants Ltd is currently operating under the terms of a CVA (available on request) which ends in June 2016. The rent of £97,000 pa less the sub rent of £17,000 is being paid monthly by Casual Dining Restaurant Group Limited on behalf of Café Rouge. Casual Dining Restaurant Group Limited also collects and then pays the sub rent of £17,000 pa quarterly to the Landlord. Please refer to the legal pack for more information.

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk

Georgina Roberts
Tel: +44 (0)20 7034 4863.
Email: georgina.roberts@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details

DENTONS

Seller's Solicitors:

Spratt Endicott
Gilmarde House,
47 South Bar Street,
Banbury, Oxon OX16 9AB.
Tel: +44 (0)1295 204 000.
Email: awoods@se-law.co.uk
Ref: Andrew Woods.