



TO LET

Total Floor Area
1,200 sq.ft (111.5 sq.m)

Former Queans Restaurant
15 Dormer Place
Leamington Spa
CV32 5AA

ehB
Reeves

Description

The former Queens Restaurant is located at lower ground floor and set behind a paved and landscaped front patio area. The restaurant has a reputation for high quality fine dining with a reception area, approximately 36 covers, male and female WCs and a fully fitted kitchen to the rear with rear access.

The restaurant is set within a total floor area of 1,200 sq.ft.

To the rear of the property there is a small amount of storage accommodation and bin area. Vehicular access is available to the rear of number 15 Dormer Place.

Location

Queens Restaurant is located on Dormer Place, close to its junction with the Parade and running alongside the well known Pump Room Gardens. The location of this restaurant is excellent; forming part of the Spa town's impressive period architecture and being in close proximity to the town's prime retail location, beautiful and historic gardens, Leamington Spa Library and Band Stand, Cinema and numerous pubs and bars.



General Information

Lease

The restaurant is available subject to a new lease for a term to be agreed.

Rent

£19,500 p.a (exclusive), payable quarterly in advance.

Service Charge

A Service Charge is levied to cover a fair proportion of costs relating to the maintenance, repair and decoration of the exterior and common areas of the building. A management charge is also levied based on 7.5% of the annual passing rent.

Fixtures and Fittings

The restaurant is to be let subject to all the current trade fixtures, fittings and equipment remaining in situ. The kitchen is fully fitted with extraction system. The restaurant is fitted with an alarm system.

Rent Deposit

A rent deposit will be required.

Use

A3 Restaurant

EPC

To be confirmed

Legal Costs

Each party will meet their own legal costs.

Rateable Value

£10,750, eligible for 100% small business rate relief subject to the rate payer's status.





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Viewing

Strictly by appointment with the sole letting agent ehB Reeves.

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