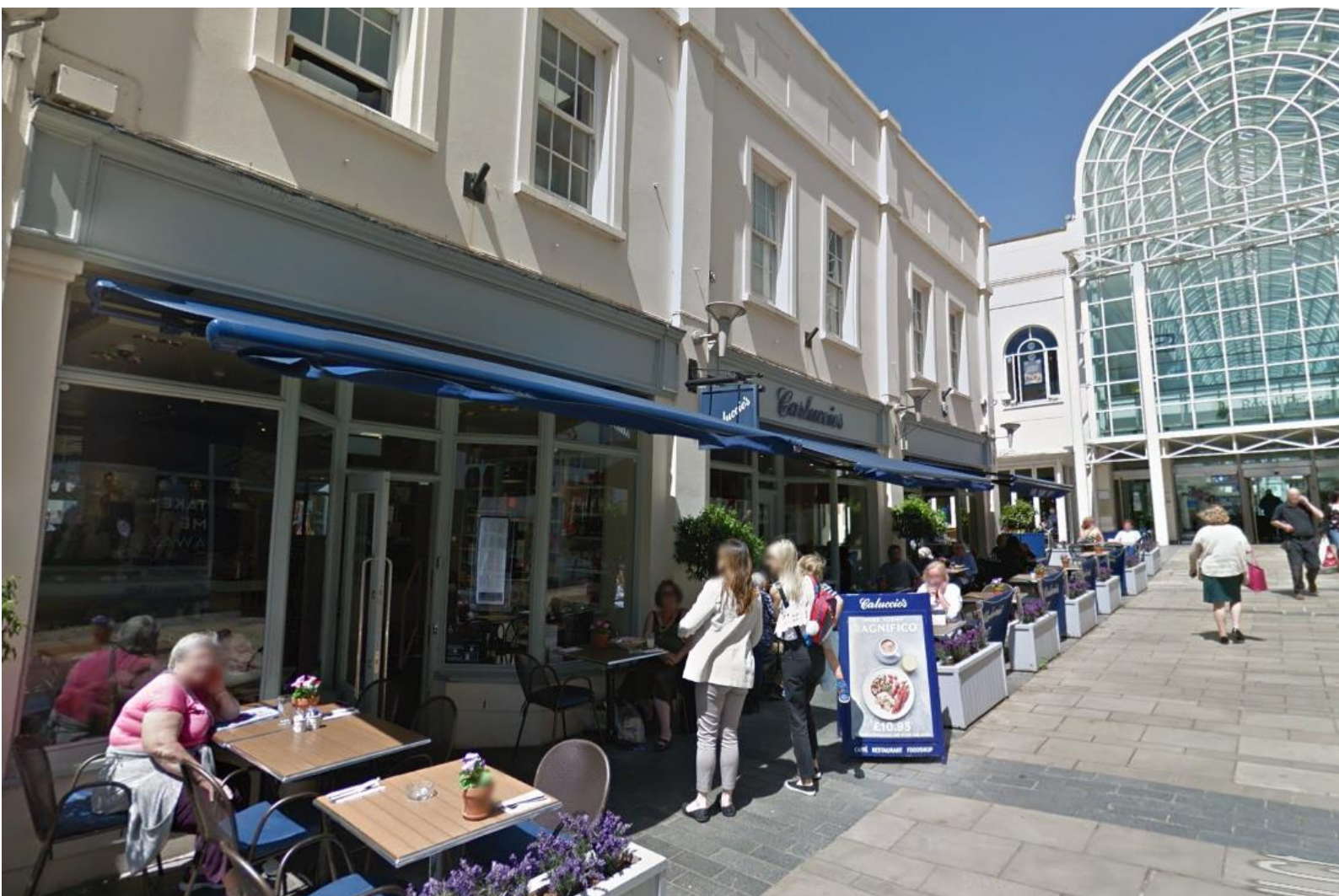


100 COVER RESTAURANT LEAMINGTON SPA


CARLUCCIO'S 1-3, SATCHWELL COURT, ROYAL PRIORS SHOPPING CENTRE, LEAMINGTON SPA, CV32 4QE

- Prime location town centre next to the entrance to Royal Priors Shopping Centre
- Tripple shop front - 40 additional external covers – corner property – high footfall
- Fully fitted to high standard – open and trading
- 3,600 sq ft over ground and first floor
- Leasehold term expiring 2038 – inside the Act – Rent £93k pa
- **HIGHLY CONFIDENTIAL – STAFF UNAWARE**

GUIDE PRICE - £75,000 FOR THE LEASEHOLD INTEREST AND TRADE CONTENTS
SUBJECT TO CONTRACT

COUNL463

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Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

Leamington Spa is a spa town in Warwickshire and contains many beautiful properties with Regency architecture. The town is a centre for retail and digital industries and in 2023 the Sunday Times named Leamington as the best place to live in the Midlands. 2021 census population 50,923.

The restaurant is situated in the centre of the town at the entrance of the Royal Priors Shopping Centre, a two-storey shopping precinct which opened in 1988. There is a 7 storey car park adjoining (open from 7:00am to 7:00pm. Parking charges; 2 hrs £2, 4 hrs £4 and all day £8). Other F&B operators forming part of the Royal Priors include: Gigging Squid, Costa, Brasseri, Bewiched Coffee, Gail's and Starbucks.

Other restaurants in the town include; Rudy's, Zizzi, Cote, Las Iguanas, GBK, Turtle Bay, Nando's, Wagamama, YO! Sushi, Pizza Express and many independent operators.

For details of retailers: <https://www.royalpriors.com/stores/>

[Link to Street View](#)

DESCRIPTION

Fully fitted Italian restaurant with space for circa 100 internal covers, arranged over ground and first floors in attractive Regency building with triple shop front with two customer entrances. Rear access for deliveries and emergency escape. External seating for 40 covers.

ACCOMMODATION (refer to plan below)

Ground floor

Bar counter and servery, retail deli, dining for 86 covers, wheelchair friendly WC, two hoists linking to trade kitchen,

First Floor

Trade kitchen, two mechanical hoists, ladies and gentlemen's customer toilets, staff room and WCs, stores, refuse, plant room, office, chilled storage and dry storage.

FLOOR AREAS (GIA deduced from the VOA website and not measured)

Ground	1,970 sq ft
First Floor	<u>1,645 sq ft</u>

Total **3,615 sq ft**

NB: The floor area set out is approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

TENURE

Held leasehold for a term of 25 years commencing 11th February 2013 and expiring 10th February 2038. Passing rent £93,000 per annum subject to review 11th Feb 2028 and 2033. Lease is inside the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II).

Permitted use: retail shop and restaurant within Class A1 & A3 of TCP (Use Classes) Order 1987, including takeaway of hot, cold drinks and food with ancillary storage, and able to place tables, chairs, parasols and planters for outside seating.

PREMISES LICENCE (Haringey Council)

Licensed to sell alcohol (ancillary to the use of the premises as a restaurant) between the hours of 08:00hrs and midnight, and 23:30hrs on Sunday.

OPENING HOURS

According to the restaurant's website, the restaurant is open from 9:00am to 9:00pm Monday to Thursday, 9:00am to 10:00pm Friday to Saturday and 8:00am to 8:00pm Sunday.

SERVICE CHARGE

Circa £14k (exclusive of VAT) annually

EXCLUSIONS

The name of the restaurant and anything uniquely associated with the brand name, leased items (if any), tills and computers, stock, smallwares and personal effects of the staff.

RATEABLE VALUE

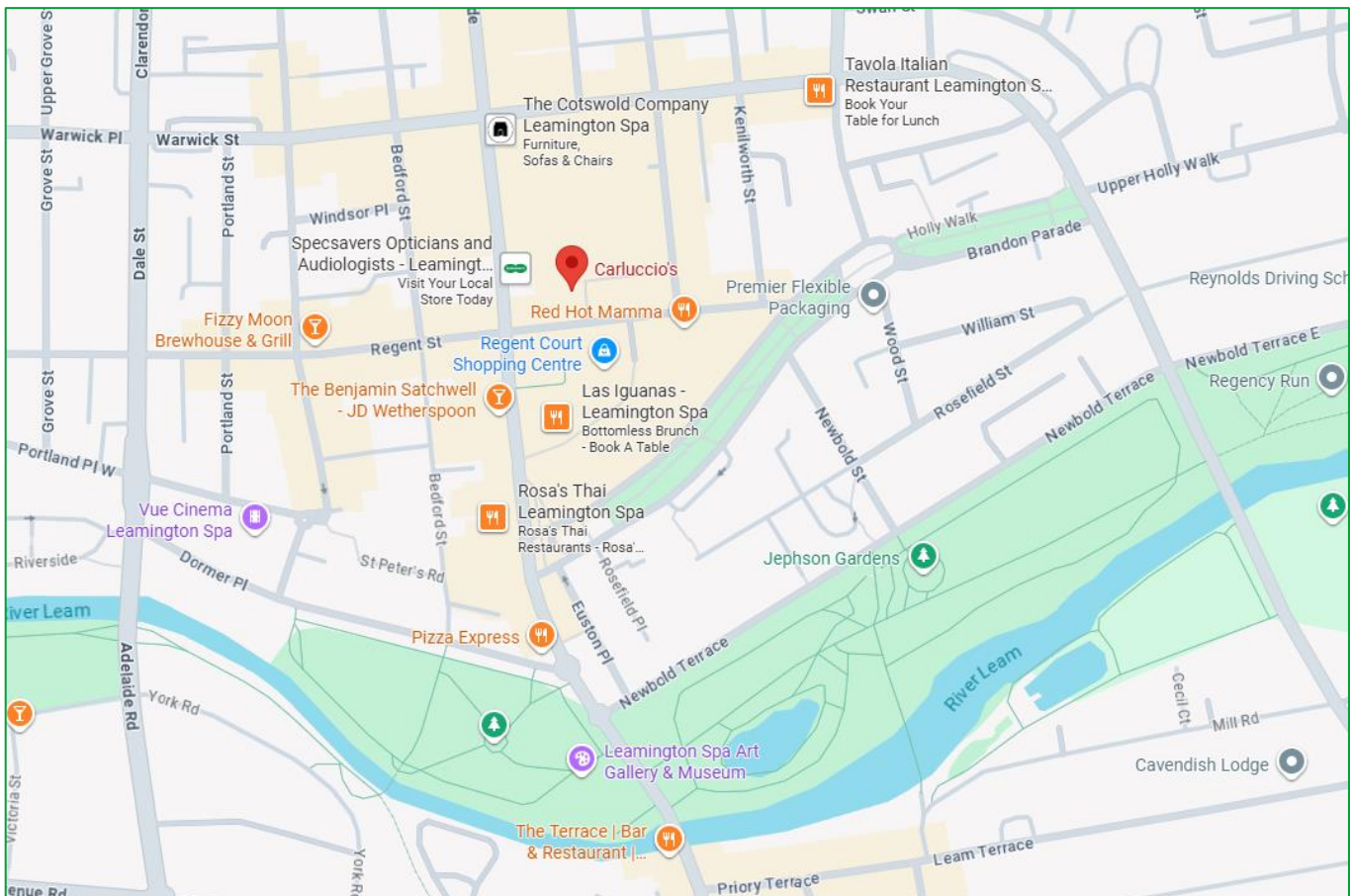
Restaurant and premises £58,500 (rates payable April 25/March 26 - £32,467:50)

EPC - [Link to EPC](#)

VIEWINGS

For further information and to arrange an inspection, please contact Richard Negus on Tel: 07850 642808 or email: richard.negus@agg.uk.com

LOCATION MAP - [Link to Location Map](#)



Source: Google Maps. Not to scale - Provided for indicative purposes

FLOOR PLANS

