

La Pergola

31 Augusta Place, Leamington Spa, Warwickshire, CV32 5EL



Leasehold Licensed Premises To Let Rental Offers Invited - Nil Premium Sole Letting Agents

- Prime central location
- Prominent frontage
- Variety of nearby operators
- Close proximity to public parking
- Ground floor GIA of 2,363 sqft
- Exciting opportunity for restaurateurs
- Available by way of a new sub-lease

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Location

Leamington Spa is a spa town in central Warwickshire with a population of circa 49,500, approximately 10 miles south of Coventry and 3 miles east of Warwick. The town is well known for its abundance of Regency architecture, with the River Leam running through the centre.

The Former La Pergola is prominently positioned fronting Augusta Place within the town centre, in close proximity to the Odeon cinema, and is surrounded by a mixture of commercial units and residential dwellings.

Accommodation

The Former La Pergola is an end of terrace unit which spread over ground floor and basement level.

The internal trading area is open plan and set around a single servery to the side, and includes a reception/welcome area and tiered seating area.

Ancillary trade areas at ground floor level include a commercial kitchen and disabled WC, whilst the basement comprises customer WC's and beer cellarage.

Externally and to the front, there is a trade patio with space for a further 8 covers.

The ground floor GIA of 2,363 square feet.

La Pergola offers an exciting opportunity for local and regional restaurateurs to establish a new dining opportunity in Leamington Spa



☎ 0121 227 2311

Top Floor, Gatsby Court, 170 Holliday Street, Birmingham, West Midlands B1 1TJ
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General Information

Rating

The Rateable Value for this property is understood to be £15,250.

Licences

We are currently in the process of confirming whether the property's licence is still in place.

Services

We are informed that all mains are connected to the property.

Trading

The premises are currently closed.

Tenure

The premises is available by way of a new sub-lease, terms of which are to be agreed.

VAT

VAT is applicable on the letting of this property.

Energy Performance Certificate

An EPC has been requested.



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Agent Details

For further details please contact



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Surveyor, Birmingham



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Disclaimer

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1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
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