



Wareing & Company
Commercial Property Experts

TO LET

Central
Leamington Spa
lock up shop
with basement



1 Regent Street, Leamington Spa, CV32 5HW

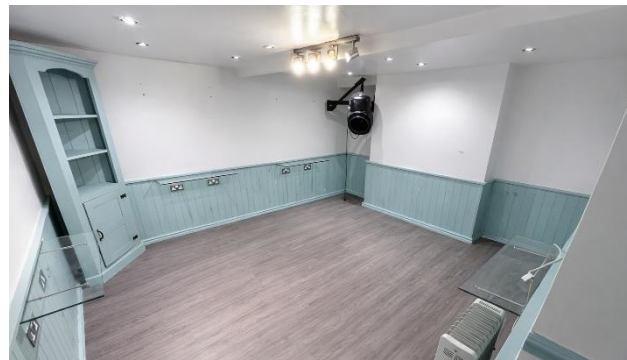
325 sq ft (30.19m²)

Rent ex. VAT **£12,000 p.a.**



Property Highlights

- » Highly accessible position within easy walking distance of Leamington Spa prime retail core
 - » Short stay on-road parking
 - » Available on a new lease immediately
 - » Suitable for a wide range of Class E Occupiers
 - » Arranged over a ground floor with prominent façade and basement.
 - » Former hairdressers
 - » High pedestrian and vehicular footfall
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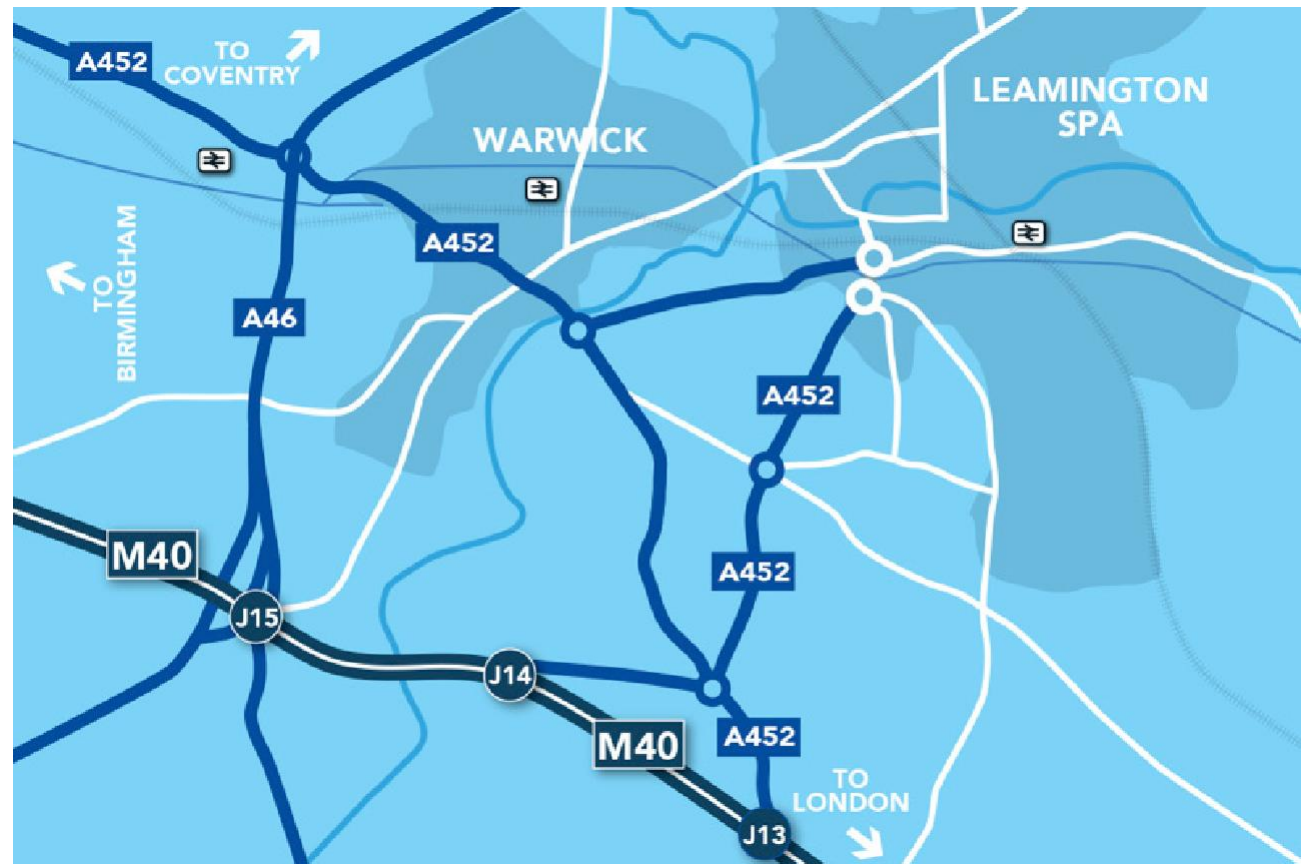
Location

1 Regent Street occupies a prominent position at the northern end of Leamington Spa's retail core, placing it within one of the town's most established commercial districts. The property sits moments from The Parade, the main shopping thoroughfare, providing direct access to national retailers, independent boutiques, cafés, and everyday amenities.

This central position makes the building suitable for a wide range of Class E occupiers.

Leamington Spa benefits from excellent regional and national transport links. The town sits close to Junction 15 of the M40, providing direct motorway access between London and Birmingham.

London Marylebone is accessible in approximately 2 - 2.5 hours by rail via Chiltern Railways. Birmingham Airport is also conveniently located, just a 40-minute drive from the town.



Description

1 Regent Street comprises a self-contained ground floor retail unit with additional basement accommodation, forming part of an attractive period building in one of Leamington Spa’s established commercial streets. The premises were most recently occupied as a hairdressing salon and retain a clean, versatile layout well-suited to a range of Class E operators.

The ground floor provides a bright, welcoming retail area with a prominent glazed frontage offering strong visibility to passing pedestrians and vehicles. The space features spotlight track lighting, laminate flooring, and fitted storage, creating a ready-to-use environment for boutique retail, beauty, wellness, or other service-led uses. A secondary room to the rear provides additional treatment or workspace, with access to the basement.

The basement level offers further usable accommodation, suitable for storage, staff space, or additional operational areas depending on the occupier’s needs. The configuration allows small businesses to maximise trading space at street level while benefiting from practical ancillary rooms below.

Set within a characterful Regency streetscape, the property presents an appealing opportunity for independent operators seeking a compact, manageable unit in a well-supported town centre environment. Its layout, frontage, and adaptable internal arrangement make it an attractive option for those looking to establish or expand their presence in Leamington Spa.

Accommodation

Space	sq ft	sq m
Ground floor	172	15
Basement	153	14.2





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Services

We understand that all mains services are connected to the property however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

We understand that the property has the benefit of planning permission for User Class E (Commercial, Business and Service) purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

EPC

D86 - A copy can be made available upon request

Business Rates

Rateable Value: £3,800

Rates Payable:

Subject to occupier status, it is believed that most occupiers will benefit from 100% small business rates relief.

Lease Terms

The property is available on a new internal and insuring lease at a rent of £12,000 per annum exclusive of Business rates and all other outgoings.

The property is NOT elected for VAT purposes.

Legal Costs

Each Party will meet their own legal and professional costs.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Arrange a viewing

Strictly by prior arrangement with the sole agent.



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