



TO LET

1 Regent Street

Leamington Spa • CV32 5HW

- Ground Floor Lock shop
- Former Hairdressing Premises.
- Arranged over Ground floor and Basement
- Available Immediately On New Lease
- Excellent Town Centre location
- Short Stay On-Road Parking
- Accommodation Available:

325 sq ft (30.19 sqm)

Rent £12,000 PAX

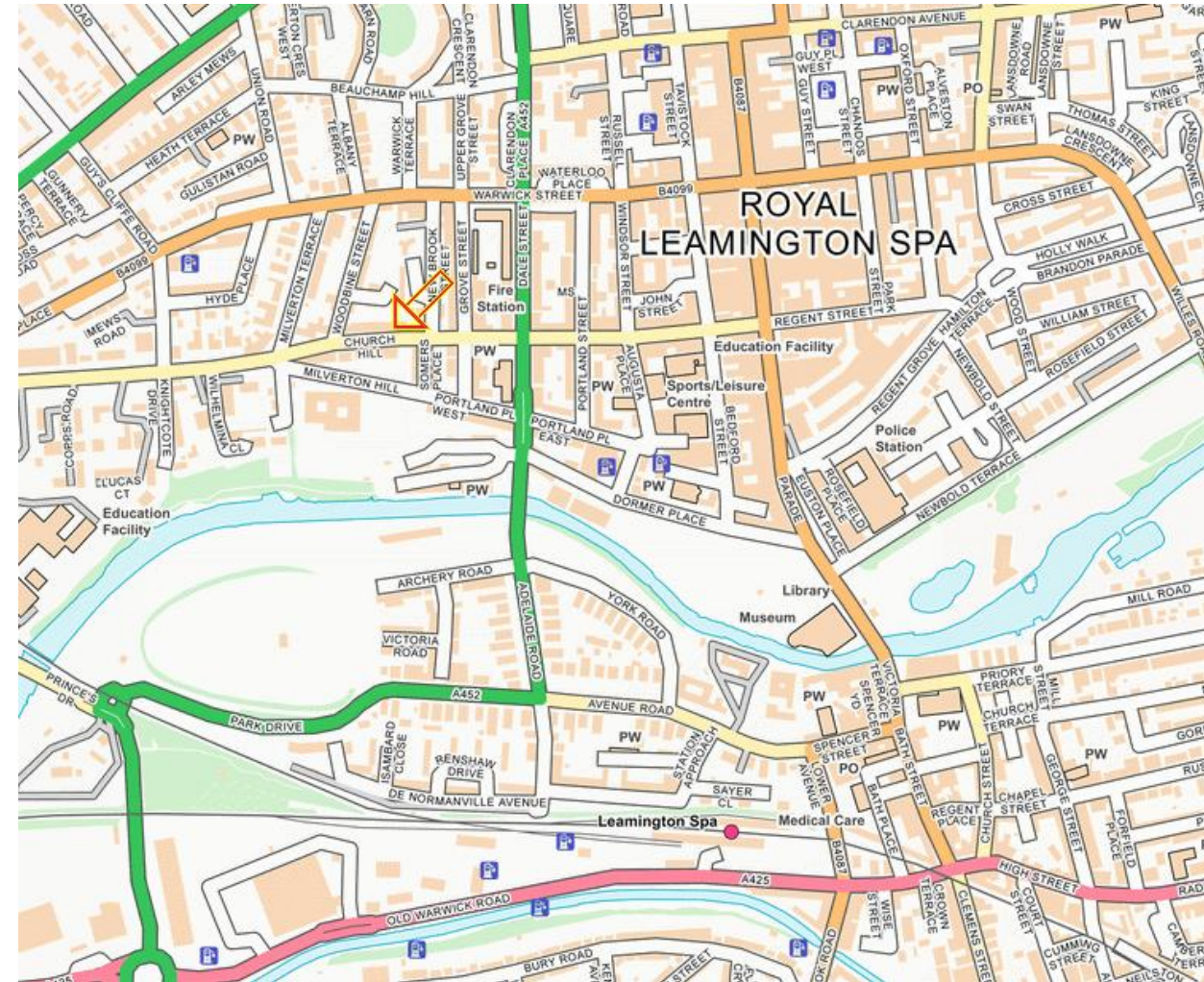
Location

1 Regent Street occupies a prominent position on one of Leamington Spa's established secondary retail streets, forming part of a well-known link between the town centre and the surrounding residential neighbourhoods. Regent Street is characterised by a diverse mix of independent traders, specialist boutiques, cafés, and service-led operators, creating a lively and distinctive environment that appeals to local shoppers and destination visitors alike.

The street benefits from steady footfall throughout the day, supported by nearby offices, leisure uses, and the strong residential catchment that surrounds the town centre. Leamington Spa itself is an affluent and thriving Regency town with a broad demographic and strong spending power, drawing customers from across Warwickshire and the wider Midlands.

The property is well connected, with public car parks within walking distance and regular bus routes serving the area. Leamington Spa railway station is also accessible on foot, providing direct links to Birmingham, Coventry, and London. The wider road network, including the A46 and M40, is easily reached, making the location convenient for both customers and staff.

Regent Street's blend of character, accessibility, and consistent local activity makes it an attractive trading environment for small shop operators looking to establish a presence in a sought-after and well-supported town centre setting.





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

Floor	Size (Sq Ft)	Size (Sq M)
Ground	172	15
Basement	153	14.2

Services

We understand that all mains services are either connected or are available for connection 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 purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

EPC

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.

Tenure

The property is available by way of a new internal repairing and insuring lease by for a term to be agreed.

Rent

£12,000 Per Annum excl.

VAT

Please note that all figures are quoted exclusive of VAT which will not be applicable.

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

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:



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