



Wareing & Company
Commercial Property Experts

TO LET

Stunning Central
Leamington
Retail Premises
on Regent
Grove



31 Regent Grove, Leamington Spa, CV32 4NN

157sq ft (14.55m²)

Rent ex. VAT **£7,500 p.a.**



Property Highlights

- Prominent town centre position in the heart of Royal Leamington Spa, just off The Parade, the town's principal retail and leisure destination.
 - Within easy walking distance of the Royal Priors Shopping Centre, Leamington Spa railway station and a wide range of cafés, restaurants and local amenities.
 - Excellent transport links, with direct rail services to Birmingham, Coventry and London Marylebone, together with convenient access to the M40 via Junctions 13 and 14.
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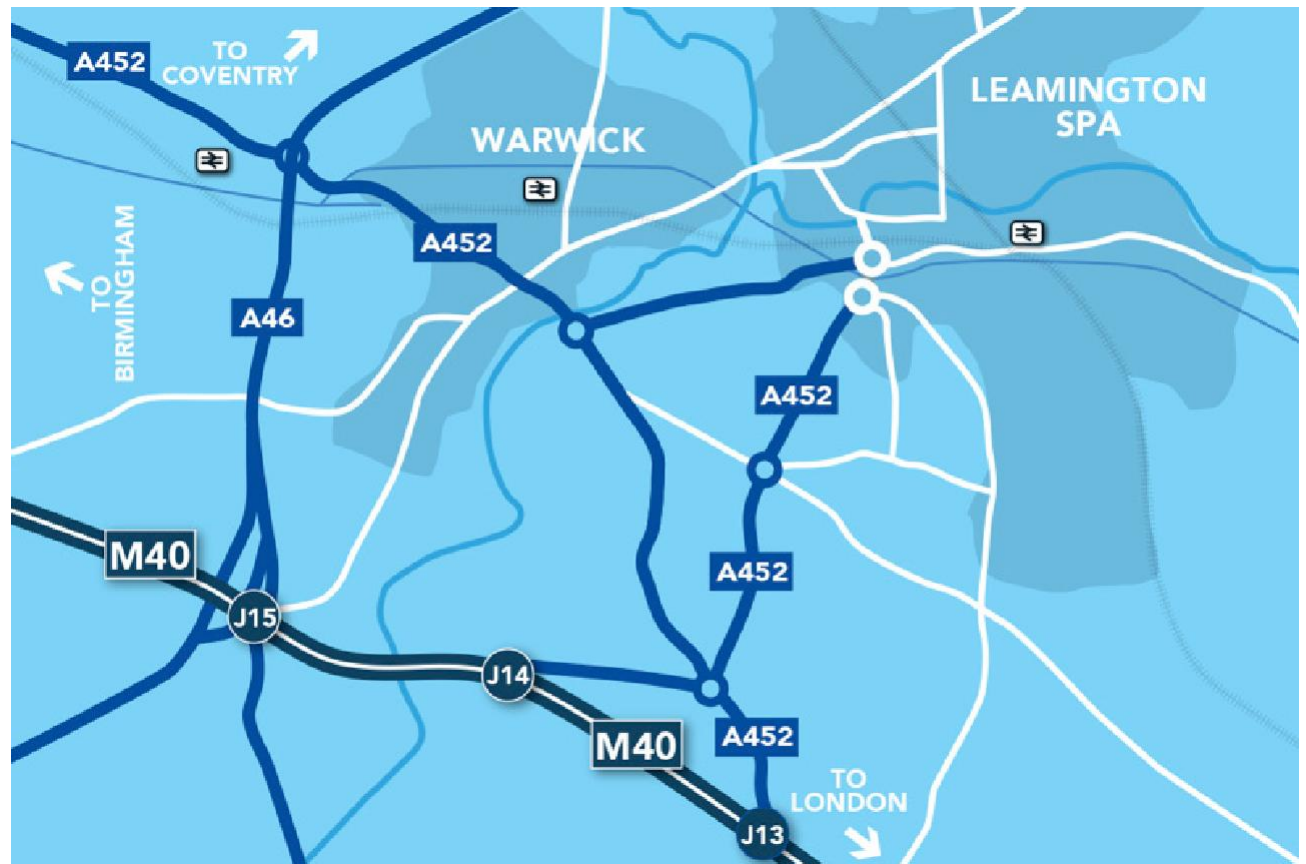
Location

Surrounding roads include Holly Walk directly opposite, a well-regarded tree-lined residential and professional street, with Regent Grove also linking conveniently to Regent Street and The Parade, providing direct access into the town's main retail and commercial core.

This central position makes the building suitable for a wide range of Sui Generis 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.



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.

Planning

Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456536. The property is within a Conservation Area.

Business Rates

Rateable Value: £6,600 (2026 List)
Subject to occupier status, it is believed that most occupiers will benefit from Small Business Rates Relief.

Estate Service Charge

There will be a service charge payable in respect of this unit (TBC).

EPC

D99 - A copy can be made available upon request.

Lease Terms

The property is available on a new internal repairing and decorating lease at a rent of £7,500 per annum exclusive of VAT, Business rates and all other outgoings.

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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